

Premier Inn Hotels &
Dominvs Group
One Medlock Street
Design & Access Statement

Clients

Dominvs Group



Premier Inn Hotels



Project Team

Architect

Jon Matthews Architects

Jon Matthews Architects

Planning Consultant
Turley



Landscape Architect
Planit-IE



Civil & Structural Engineer
Ramboll



Services Engineer & BREEAM
Consultant
Ridge



Fire Engineer
Design Fire Consultants



Acoustician
Cundall



Transport Consultant & Waste
Management
Vectos



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1.0 Introduction

Purpose of the Document

This document has been prepared on behalf of Premier Inn Hotels & Dominvs Group in support of a full planning application for development to One Medlock Street.

It has been prepared by Jon Matthews Architects with input from the technical team.

Section 02 of the document looks at the local surroundings and history of the site, to understand the local environment within which the proposal sits.

Section 03 shows how the massing has developed from the design parameters in order to achieve the project vision.

Section 04 outlines the engagement that took place through the design period and how the design developed in response to the consultation.

Sections 05 & 06 explain in detail how the buildings and landscape function, before going on to explain the appearance of the proposals.

Section 08 looks at how the buildings are accessed from a practical point of view.

The Site Context

One Medlock Street is located within the First Street Strategic Development Area, which has been a strategic regeneration priority for Manchester City Council for over 15-years. It is located within Corridor Manchester and forms part of the southern arc of regeneration, which is connecting Great Jackson Street to the west, through to Mayfield to the east.

Over the past 5 years, regeneration has accelerated in the area: a cultural hub has emerged at First Street North set around Tony Wilson Place and anchored by HOME; and large footprint commercial development has been delivered or is emerging at #1, #8 and #9 First Street bringing a critical mass of commercial occupiers to the area.

The historic Knott Mill lies to the west of the First Street area and is characterised by its old industrial mill buildings that have been converted into offices. Beyond this sits the Great Jackson Street masterplan which is delivering high density contemporary residential towers.

To the south of the site is Manchester's ring road, the Mancunian Way. The presence of this elevated road forms a physical barrier, which acts as a hard boundary to Manchester's city centre. Beyond the Mancunian Way lies Hulme, a predominantly residential neighbourhood characterised by twentieth century 2-6 storey houses and apartment buildings. Though Hulme is physically and visually separated from the First Street region by the Mancunian Way, it is nonetheless a close neighbour, and would benefit from improvements to the public realm to enhance the connection for pedestrians and cyclists.

The Process

The Proposed Development has been developed with input from a highly experienced and comprehensive team of specialist consultants with the intention of delivering a unique project which not only maximises the development potential of the Site and directly responds to market demand but also embraces the Site's unique heritage and delivers key policy objectives and statutory requirements.



Aerial view of the proposal, looking north over Hulme.

The One Medlock Street site extends to approximately 0.74 hectares. Currently, the site accommodates the five-storey Premier Inn building and its associated car parking area of 113 spaces. Access and servicing is from River Street. It is bound by River Street to the north, Medlock Street to the east, the emerging River Street student scheme to the west and the Mancunian Way to the south.

The site falls within the First Street Central area of the First Street Development Framework which supports the principle of commercially-led, mixed-use development.

First Street North is a successful neighbourhood that has delivered the cultural venue (HOME), a hotel (INNside), student residences (VITA First Street), an office building (No. 1) and multi-storey car park (Q-Park) and various leisure offers. The emerging masterplan for First Street Central is delivering a series of large-footprint commercial office buildings in the area. Following the successful refurbishment of #1 First Street to bring it back into modern, active use, #8 First Street was completed in 2019.

To the east of the site, planning permission was granted for a 10-storey office development on Plot 9A First Street in April 2022, and work for this has now started on site.

Immediately to the west of the site on River Street a 32 storey purpose built student accommodation building was recently completed.

At First Street South, planning permission has been granted for a 2,224 bed co-living scheme, ranging from 10 to 45 storeys (planning reference: 125573/FO/2019). This is currently under construction.

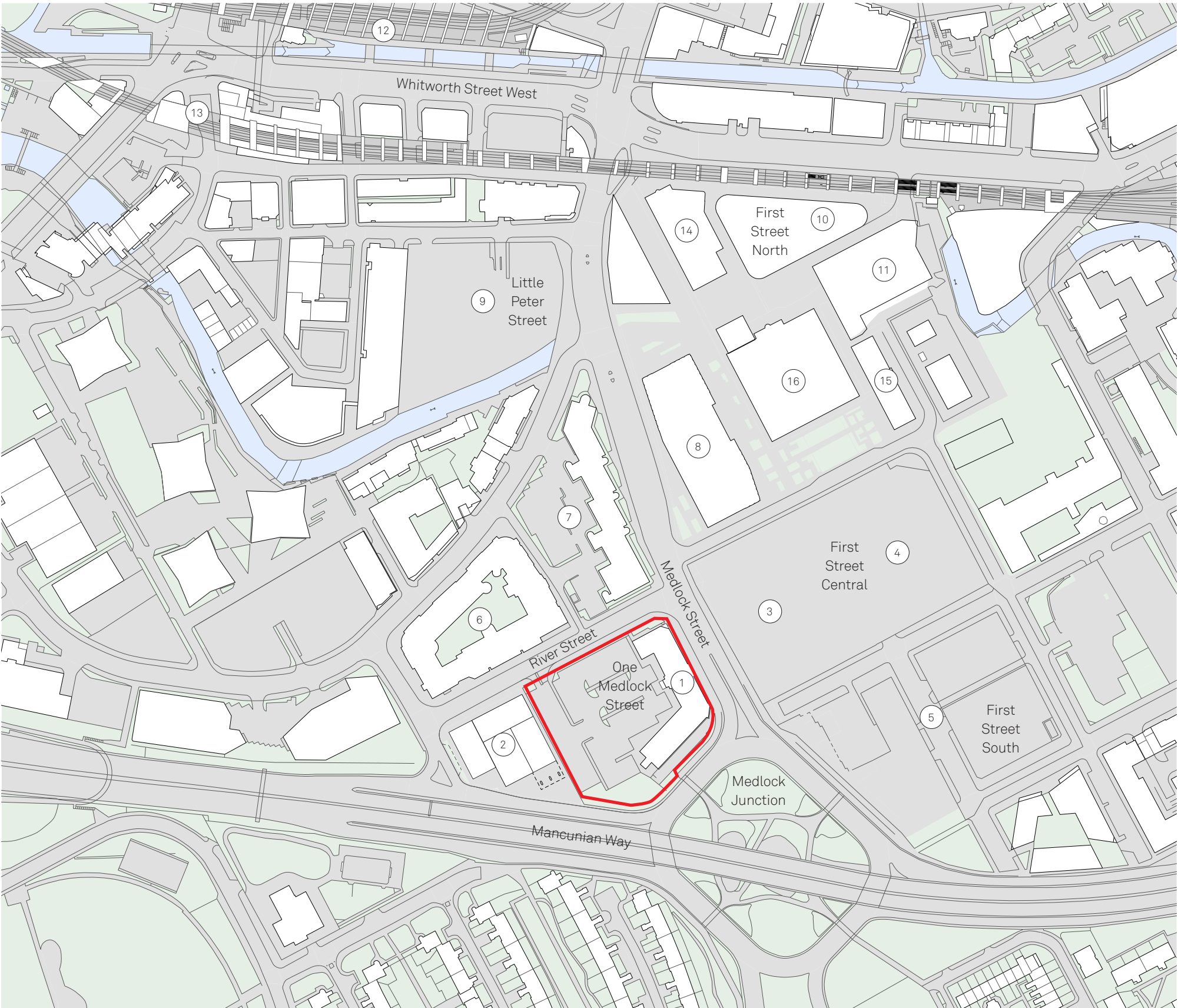
First Street attracts both working and leisure visitors from Manchester and across the country. It has changed from a city fringe to a city centre location. The site is a key gateway location at the southern edge of the City Centre with excellent public transport connections.

Key



Ownership
Boundary

- | | |
|-----------------------|-------------------------------------|
| 1. One Medlock Street | 8. #8 First St |
| 2. River Street Tower | 9. Little Peter Street |
| 3. Plot 9 | 10. Home |
| 4. Plot 10 | 11. Q-Park |
| 5. Plot 11 | 12. Deansgate Castlefield Tram Stop |
| 6. City South | 13. Deansgate Train Station |
| 7. One City Road | 14. INNside hotel |
| | 15. VITA first street |
| | 16. No. 1 First Street |



Location Plan - 1:2000@A3

Hello, we are Jon Matthews Architects.

We are a creative studio encompassing Architecture, Masterplanning and Interior Design.

We are based in Manchester and work with local and national clients, across all sectors.

We have a broad range of experience across all sectors. Our team has delivered over 4 million sqft of award winning buildings across many sectors throughout the UK.

The studio is founded on collaborative principles that are close to our hearts. We strive to find a better way of working to deliver the best buildings and urban design solutions.

Our collective experiences and knowledge is shared amongst the team, to generate and inform ideas, leading to the delivery of successful buildings.

We have intimate knowledge of mixed use, workplace design, residential, education, retail & leisure, masterplanning, interiors, delivery and much more.

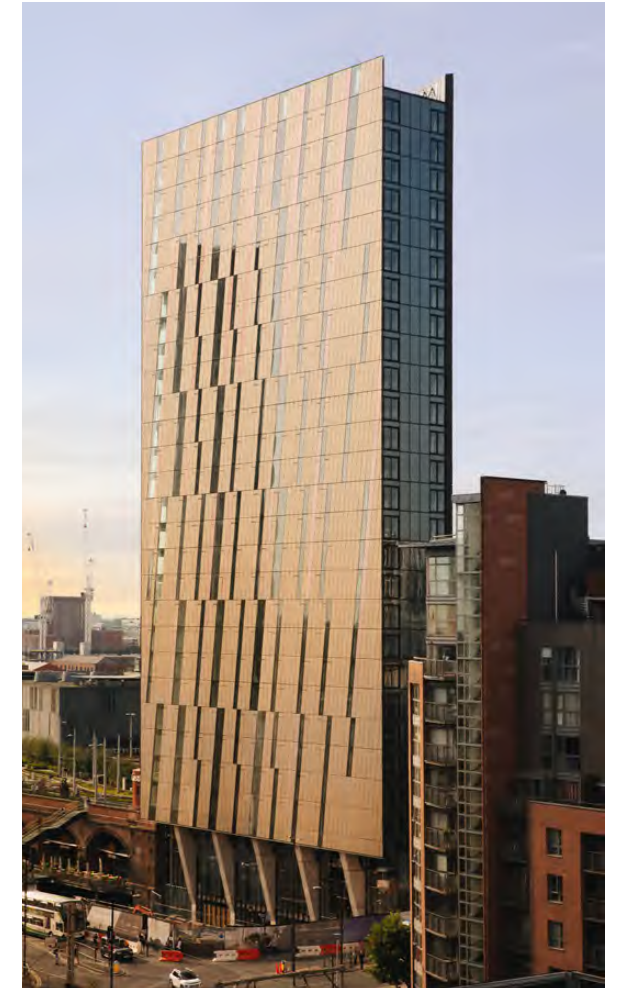
We have extensive expertise at design and delivery.

On the following pages we have included a few examples of our work.

1. Renaissance - Deansgate, Manchester, a proposed mixed use development incorporating office, residential and hotel elements.
2. Axis - Manchester, a technically challenging 27 storey residential tower completed in 2020.
3. The Lincoln - Manchester, a Grade A office building in central Manchester, completed in 2021.
4. 25 Rochdale Road - Manchester, a proposed 229 bedroom hotel development.
5. Oxygen - Manchester, a 384 unit residential development, up to 32 storeys tall, completed in 2022.
6. 55 Queen Street - Salford, an 18 storey residential development completed in 2022
7. VITA First Street - Manchester, a 279 bedroom purpose built student residential scheme that a director of Jon Matthews Architects led at a previous practice. Completed in 2015.
8. Plot 9a First Street - Manchester, a net zero carbon office building providing 130,000 sqft of office space, currently under construction
9. Local Blackfriars - Salford, a 380 unit residential scheme across two blocks, incorporating the refurbishment of a Grade II listed pub. Completed in 2019
10. Gate & Stile - Manchester, 286 residential units split across two blocks of up to 21 storeys. Completed in 2021.



01.



02.



03.



04.

1.2 Jon Matthews Architects



05.



06.



07.

Sustainability
Sustainable principles run through all of our work. It just makes solid design sense to build lean. We have been designing exemplar sustainable buildings for a long time.

Masterplanning & Urban Design
When looking ahead, whether for 3 or for 30 years, a well-planned site must be flexible, adaptable and ready for the future. Developing or regenerating is about building a long-term future and creating a place which is commercially deliverable and where people come first.

Mixed Use
Our approach to Mixed Use Developments focuses on creating environments where people can live and work in a safe, integrated community.

Workplace
Apart from the homes we live in, for many people, the office is the building type that most influences their lives. Whilst simple to understand at its most basic level, the modern office must display a range of attributes that appeal to a range of stakeholders.

Residential
Residential architecture is an all-encompassing term and covers a large and diverse typology of residential building types, from single family houses to large urban blocks and residential towers.

PBSA
We think PBSA buildings can positively interact with local neighbourhoods and we actively integrate our proposals whilst delivering high quality living spaces.

Tall Buildings
We have significant experience designing and delivering tall buildings of all typologies, giving us a thorough understanding of the challenges and rewards associated with this form of development.



08.



09.



10.

The vision for the development at One Medlock Street is to deliver a scheme which provides key public benefits to the local community and building users, through meeting a series of vision statements, as presented here.

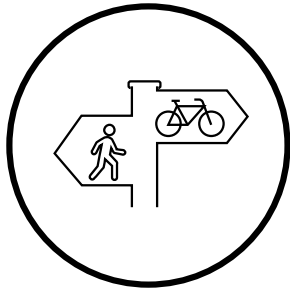
These goals will be met through the creation of two buildings on the site:

- One ground plus twelve storey plus basement office building providing 26,242 m² (NIA) of office and commercial space in a 36,494 m² (GIA) building.
- One ground plus 37 storey purpose built student residential (PBSA) building providing 1,014 no. student bedrooms, amenity space and a community centre.

These will incorporate a covered shared service area at street level, as well as landscaping and public realm works.



Commercially-led development: Deliver a commercially-led, flexible and sustainable mixed-use development to attract and retain the best talent within Manchester City Centre.



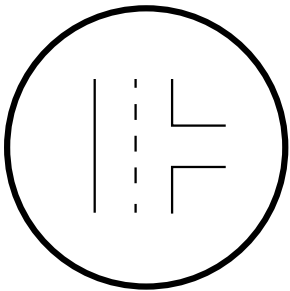
Connections: Enhance pedestrian and cycle connections north-south and east-west – providing ‘Healthy Streets’ with new trees, planting and public space



Neighbourhood of choice: Support the emergence of a ‘neighbourhood of choice’, providing the ultimate experience of working, living and studying near to the City’s Universities and on the doorstep of its cultural and social offer.



Local project team: Deliver the project through a high calibre design team with a track record delivering transformative developments in Manchester



Urban scale: Positively respond to the local urban scale of development around the City Centre’s ‘Southern Gateway’ and the interface with neighbouring residential communities



Student accommodation: Include well-located, high-quality, professionally managed student accommodation which is well located for both the University of Manchester and Manchester Metropolitan University

2.0 The Site

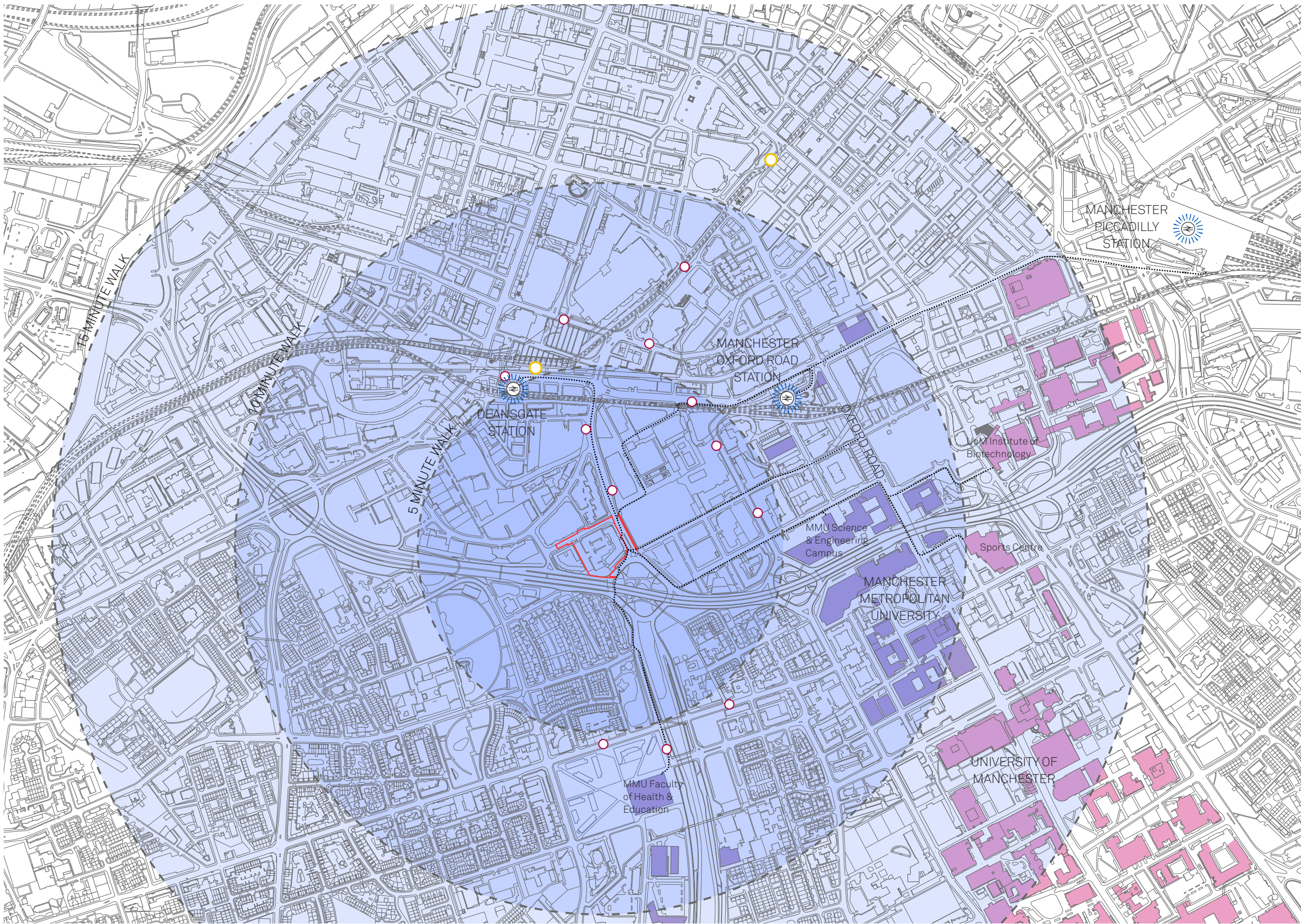
2.1 Site Location

The site is located on the southern edge of Manchester City Centre, just inside the Mancunian Way. This means it is a short walking distance from various public transport links, as well as the city's two major universities, University of Manchester & Manchester Metropolitan University.

The site is located a 7 minute walk away from Deansgate train station, and a 10 minute walk from Manchester Oxford Road Station. Manchester Piccadilly is a little further away, but still within reasonable walking distance, taking 21 minutes to reach.

There are various bus stops located in close proximity to the site, including on Medlock Street itself. Meanwhile, Manchester's Metrolink tram network is also easily accessible, with Deansgate-Castlefield tram stop, at which trams on all lines stop, located a 7 minute walk from the site.

The site sits in close proximity to both the University of Manchester and Manchester Metropolitan University, located just 530m from Oxford Road, Manchester's primary student thoroughfare. The MMU Science and Engineering Campus is located within 9 minutes walk from the site, whilst its Faculty of Health and Education is just 7 minutes away from the site on foot. Meanwhile, the University of Manchester's Sports Centre and Institute of Biotechnology are 12 and 13 minutes walk from the site respectively.



2.2 Existing Site Views



1



2



3



4



5



6



Historical maps of the site provide an insight into the development within the area over the last 200 years.

1851

The 1851 map shows the site encompassing a recently urbanized street grid of row houses to the south of the meandering River Medlock. River Street and Medlock Street have already been clearly defined, with the site being bisected by Duke, Clegg and George Street. On the Medlock Street edge, the plot is bookended by two inns. The western edge of the city coincides with Edge Street.

Key

Ownership Boundary



1908

The site sits at the edge of the housing area, with the Gas Works and industrial area to the north now having expanded, culverting the existing watercourse and separating the housing areas from the city centre north of the railway viaduct. The tramway system passes less than 200ft from the site, on the newly built City Road East, leading north to the newly built Manchester Central Station terminal. The western portion of the site, previously occupied by row houses, now hosts a school.

Key

Ownership Boundary



2.3 Site History

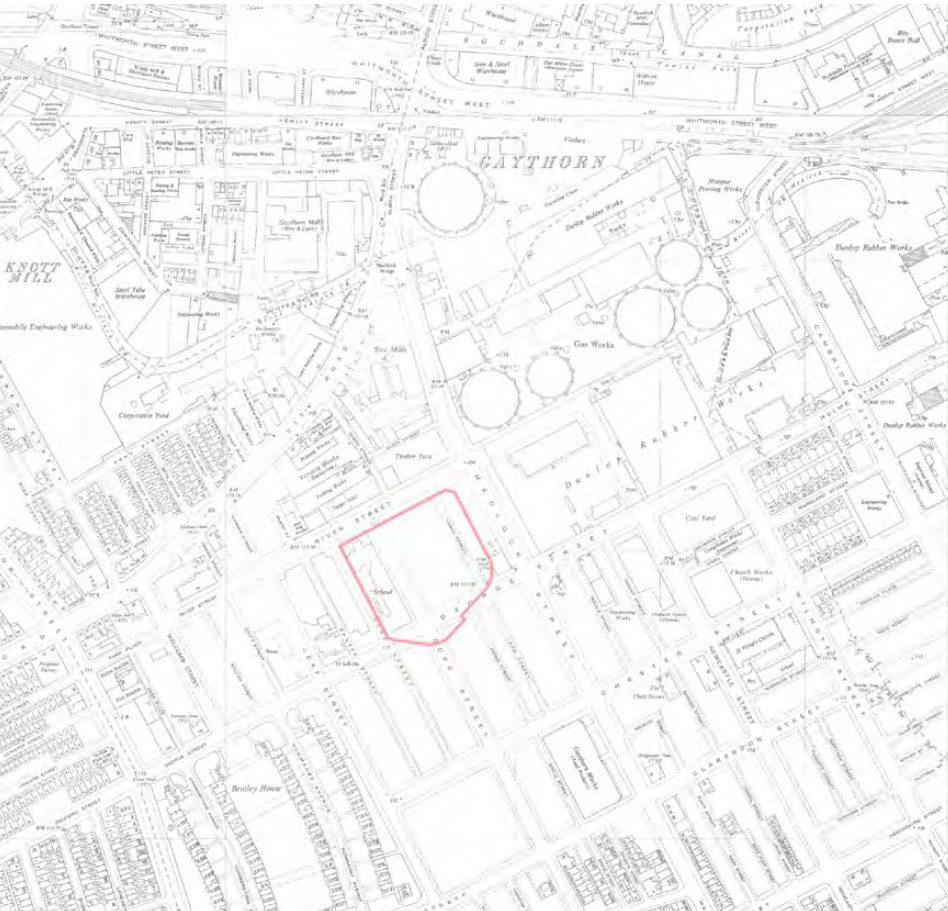
1948

Central and South Manchester’s extensive tram network (one of the densest in the country) has by now been nearly completely replaced by the trolley bus. The site is now bordered by a P.O. Telephone Depot to the West, and a series of small industrial uses to the north. To the south, the Bentley Housing Estate begins a phased construction. To the east, the Dunlop Rubber Works now occupies a long site directly south of the Gas Works.

Key



Ownership Boundary



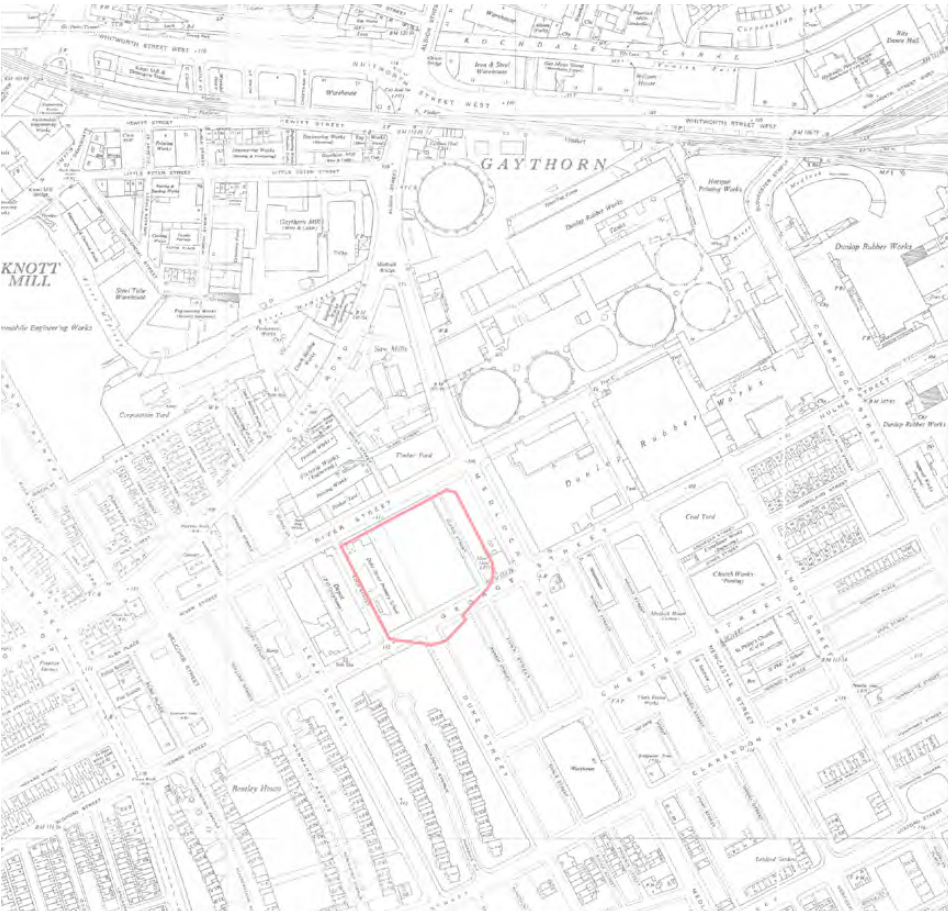
1956

There is little change in the surrounding area prior to the introduction of the Mancunian Way in the late 1960s. The dismantlement of the 19th century housing stock continues, with plots left empty for new vehicular networks. Duke Street is now closed for traffic (consolidating further the site's current boundaries) although the Duke St. Primary School remains.

Key



Ownership Boundary



Present

The surrounding area has changed dramatically, with the Mancunian Way and Princess Road, along large great post-war housing estates (most, like the infamous Hulme Crescent, now gone) cutting through the previous orthogonal grid. To the north, a series of residential and mixed use developments have been occupying the odd plots over the last 50 years, with Deansgate Square and First Street developing what were previously heavily industrialized areas into new neighbourhoods. Along Great Jackson Street and the northern edge of the Mancunian Way, a series of high-rises are planned, while to the south low/mid-rise residential buildings prevail.

Key



Ownership Boundary

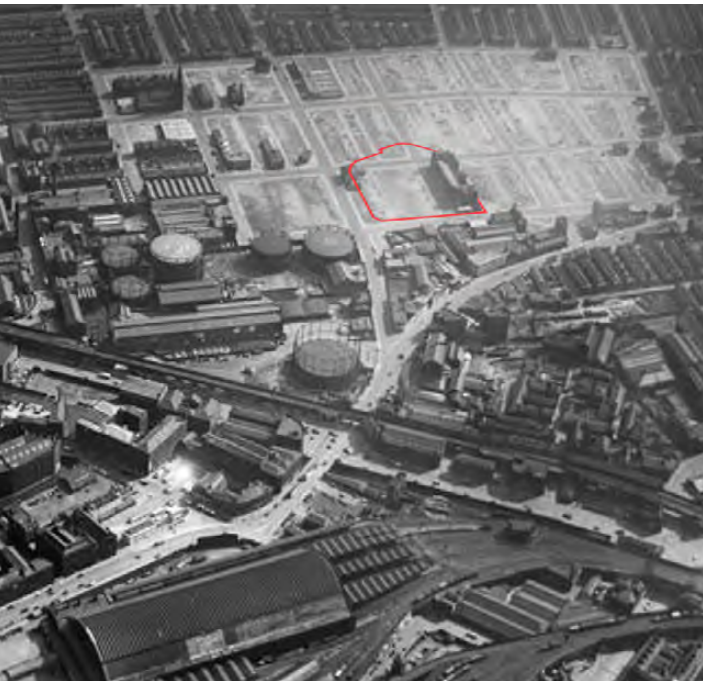




1



2



3



4



5



6



7



8

Images

- 1. Duke Street Primary School, looking from the corner of River and Medlock Street (1940).
- 2. River Street (1922).
- 3. Aerial View of the area looking south - in red, an outline of the current site (1940s).
- 4. Clegg Street, with the Globe Inn on the corner of Medlock and George Street in the background (1933)
- 5. P.O. Telephone Exchange, view along Edge Street (1955).
- 6. Corner of Edge and River Street (1933). Along it's gridded mesh of roads, rows of terraced homes provided much of Manchester's pre-WW2 residential stock.
- 7. Corner of Duke and George (now Hulme) Street (1906). The school building (the Duke Street Primary School) is on these two façades more ornate than on the previous photo.
- 8. Looking towards the Gas Works from the corner of River and Medlock Street (1954). In the background, the Principal Tower shows a different side to Manchester.

Environmental

- There are noise sources close to the site along Medlock Street and from the Mancunian Way to the south of the site.
- The south of the site is currently exposed to the sun for the majority of the afternoon, although this may decrease as the surrounding area develops further.

Key

Ownership Boundary

Prevailing Wind

Noise Source

Sun Path



Building Heights

- To the north of the site, a number of medium height buildings have recently been developed. Medium height and high rise buildings increase further to the north beyond the railway line.
- The scale of development changes dramatically on the other side of the Mancunian Way to low rise residential.

Key

Ownership Boundary

 >100M

 51-100m

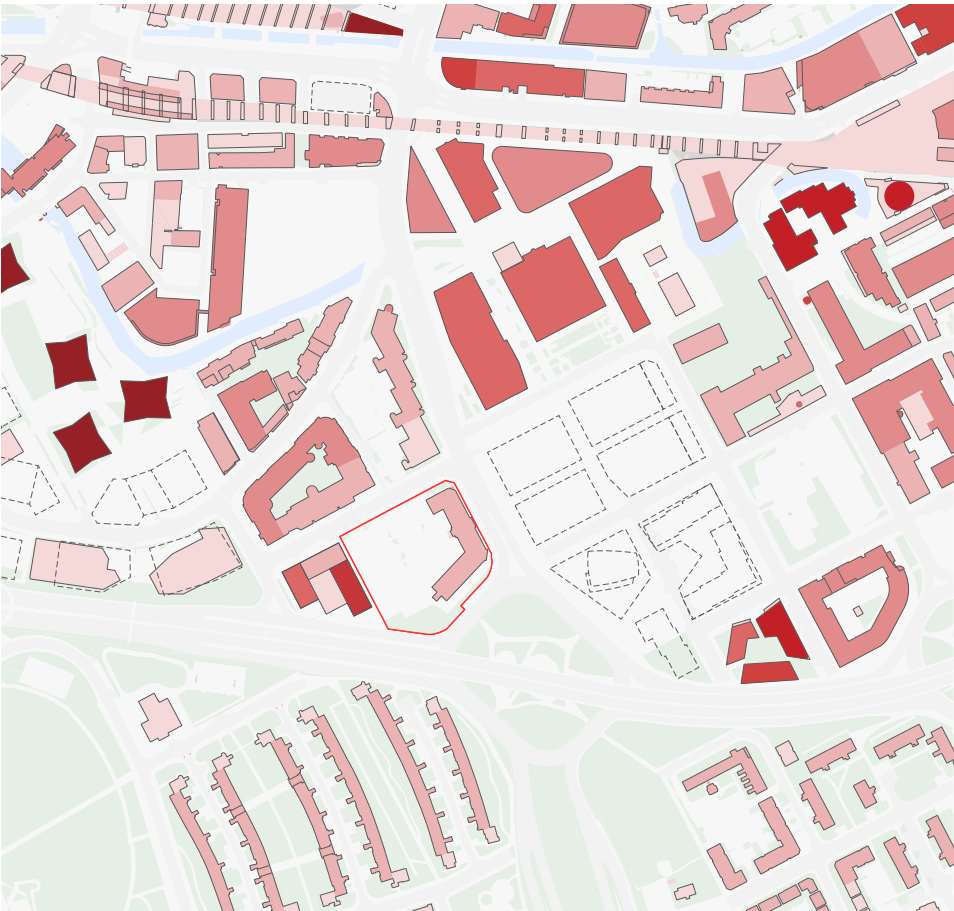
 41-50m

 31-40m

 21-30m

 11-20m

 0-10m



Heritage

- The mills to the east of the site are Grade II listed - the closest to the site is Macintosh Mill. These have all been converted to residential use.
- The Altrincham Rail Viaduct to the north is fully listed from Piccadilly Station to both the River Irwell Railway Bridge and the Ring Road (forking at the Manchester South Junction).
- Oxford Station and Deansgate Station, both served by the Viaduct above, are fully listed.
- There are no listed buildings adjacent to the site.

Key

Ownership Boundary

Grade 2 Listed



Uses

Key

Ownership Boundary

Retail

Leisure

Hotel

Residential

Educational/ Student Residential

Industrial /Warehousing

Offices

Transport

Parking

- The site sits within a mixed-use area, with the First Street area to the north consisting predominantly of office and leisure uses, whilst the areas to the west and south of the site are predominantly residential. There are a number of purpose built student residences nearby, including the River Street tower directly adjacent to the site.
- The site itself hosts a hotel and adjacent parking area.



Vehicular Movement

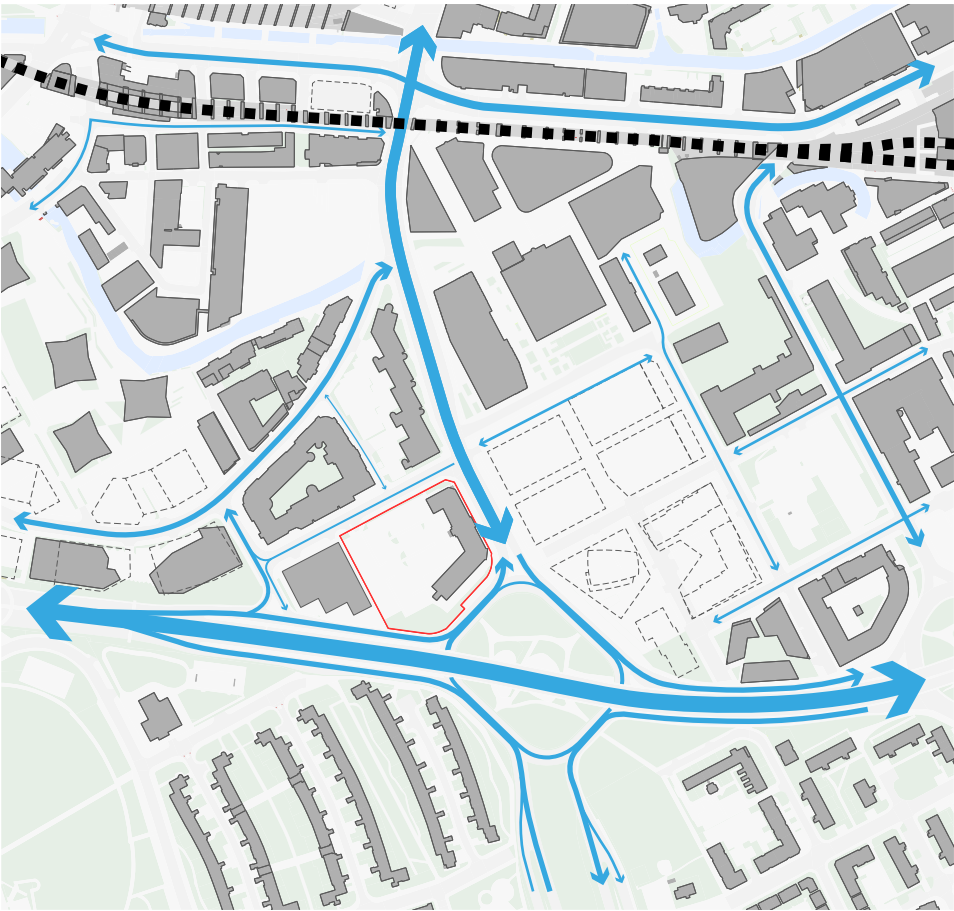
Key

Ownership Boundary

Vehicular Movement

Rail Movement

- The Mancunian Way to the south of the site is one of the main routes into and around the city. The site has easy access from this main link via Medlock Street, which takes traffic into the city.
- Access to the site is also possible from River Street or directly from Medlock Street.
- The railway runs to the north of the site, although the site is shielded from the rail traffic by the developments that sit in between.



Pedestrian Movement

Key

Ownership Boundary

Pedestrian Movement

Cycle Movement

Bus Stop

Metrolink Station

Train Station

- Medlock Street is the primary pedestrian route to the site, a busy vehicular route . Pedestrians will need to cross River Street to access the site.
- Medlock Street Junction, to the south, directs pedestrian routes through underpasses, connecting the site to Hulme and the Universities.
- Cycle movement near the site is concentrated on Medlock Street (connecting the neighbourhoods to the south with the Civic Quarter).A re-haul of the Medlock Street Junction has been planned by the council to streamline cycle and vehicular traffic.



The site presents a mix of key constraints and opportunities which must be addressed through the proposal.

The site's proximity to the Mancunian Way presents multiple constraints to the proposed development. The road will be a significant source of traffic noise, as well as being aesthetically unappealing. Additionally, the Mancunian Way can be seen to form a hard boundary between Manchester City Centre and the more suburban area of Hulme to the south.

However, the site's location on this boundary can itself be seen as an opportunity. This location offers strong connections into both the city centre and Hulme, providing an opportunity for the development to strengthen the link between the two. The site's gateway position at the edge of the city centre, and location on a key route into Manchester from the south, presents an opportunity for a landmark building, to represent Manchester's ambition and design quality.

The site sits in an area with established residential and commercial populations; lending it to the creation of a mixed-use development.

Though the surrounding context to the site is currently quite sparsely populated there is significant future development planned for the area, some of which, such as Plots 9a and 11 of First Street, is already under construction. Together, these planned developments will form a dense urban grain surrounding the site, with significant height facing onto the Mancunian Way. The proposal should be designed to fit into this future context.

Key

Ownership boundary

Future masterplan buildings

Opportunity for a landmark building

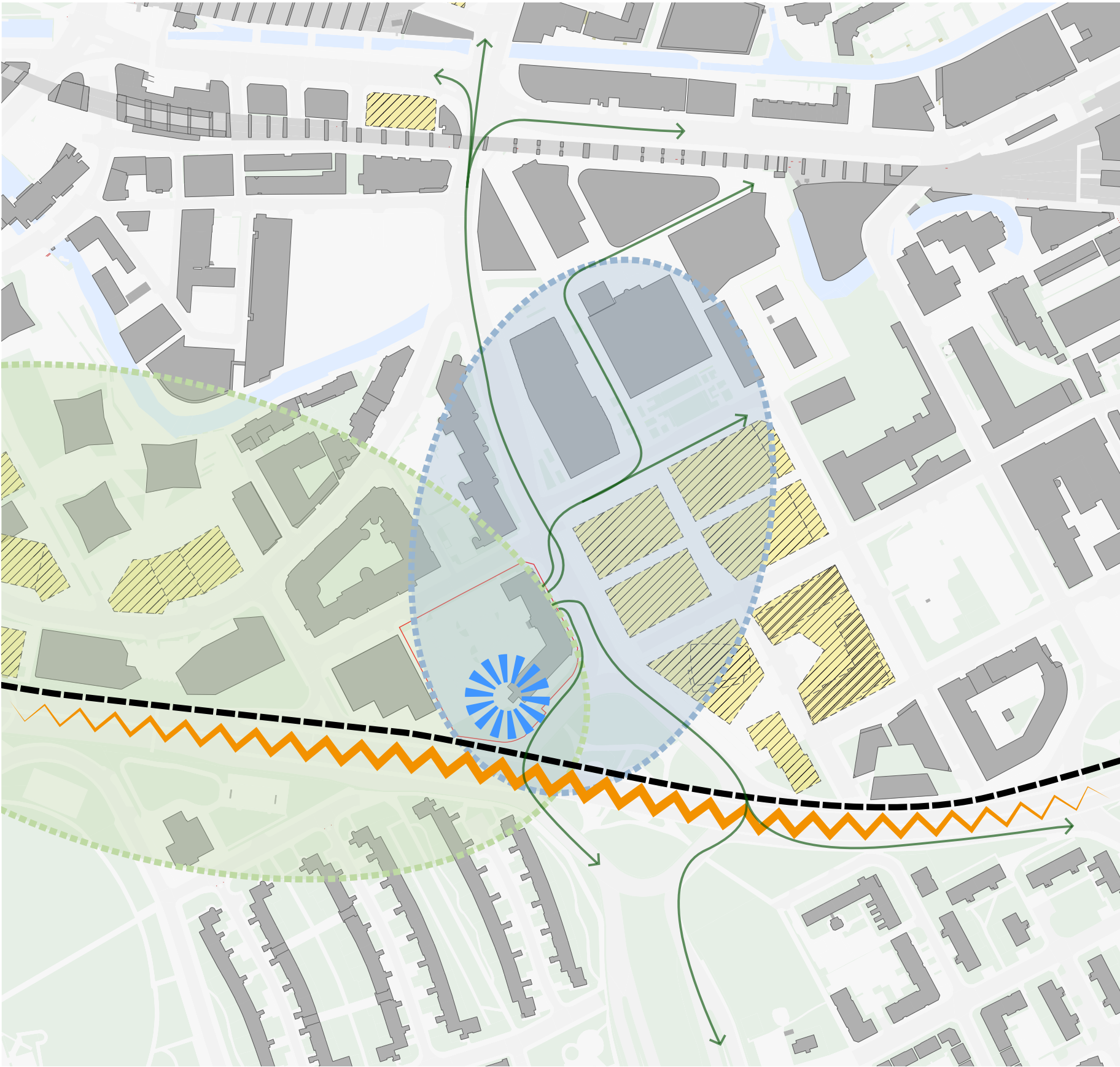
Residential area

Commercial/office area

Site connectivity into surrounding areas

Traffic noise

Hard boundary between Manchester City Centre and suburban Hulme



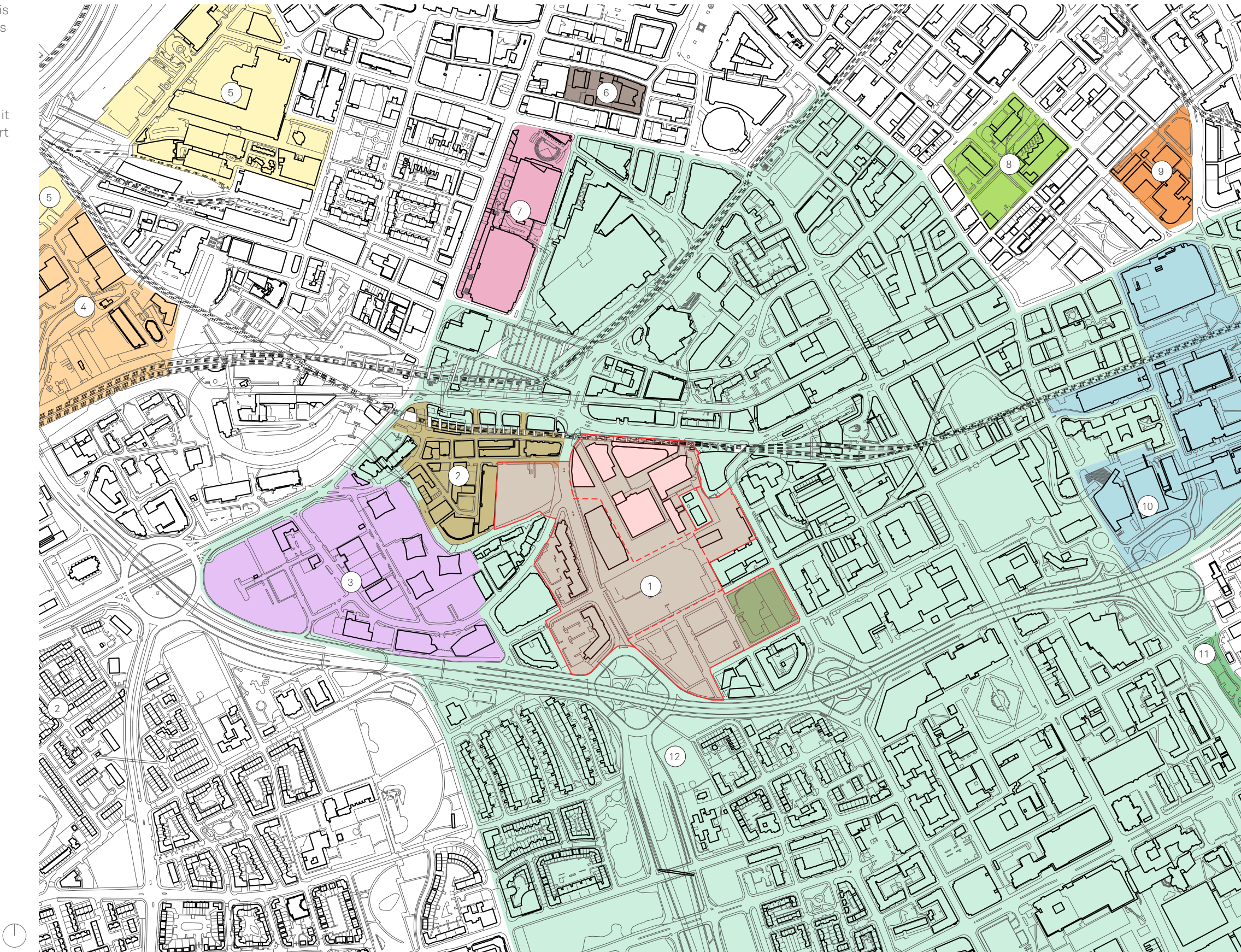
The status of national, local, or non-statutory policy documents is dealt with in the planning statement. Within this Design & Access Statement, attention is paid to the principles of design more generally, including those outlined in SRF documents, without further comment on status.

This plan demonstrates the site's key strategic location and how it sits within the wider emerging development areas within this part of the city centre.

The site is located at a junction between First Street and Great Jackson Street and will enhance connectivity in this part of the city; connecting in with other routes to regeneration areas.

Key

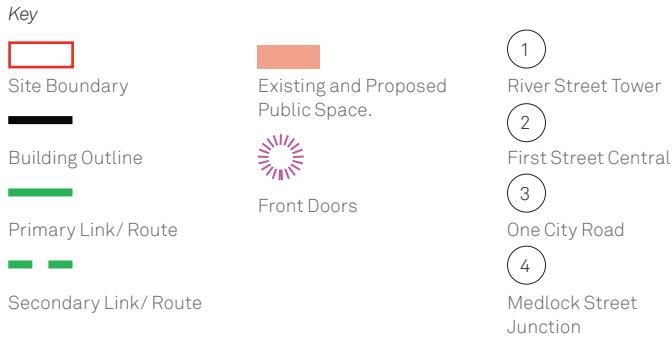
- 1. First Street SRF
- 2. Knott Mill Masterplan
- 3. Great Jackson Street SRF
- 4. Water Street SRF
- 5. St. John's Street SRF
- 6. Jackson's Row SRF
- 7. Great Northern Warehouse SRF
- 8. Portland Street SRF
- 9. Aytoun Street SRF
- 10. North Campus SRF
- 11. Oxford Road Corridor SRF
- 12. Oxford Road Corridor



General critical urban design criteria:

- The need to deliver robust low capital cost but high quality commercial office buildings that are flexible in nature, capable of easy sub-division or expansion, with generous floor-plates.
 - Delivery of contemporary well-designed medium height office buildings, extending the emerging density across First Street Central.
 - Prioritising enhancements to the pedestrian experience across First Street to encourage sustainable modes of transport, aligned with the Manchester Climate Change Framework 2020-2025, which details the city's high level plan for tackling climate change.
 - The encouragement of active ground floors where possible for all buildings, with an emphasis on strong north/south and east/west pedestrian links with First Street, Medlock Street and Wilmott Street in particular.
 - Attention to maximising sun light to spaces and buildings and noise mitigation measures in all individual building design.
- Improving the connections through to Knott Mill and Great Jackson Street as well as to adjacent residential areas including Hulme and across Medlock Street.
 - A commitment to the highest sustainability standards (BREEAM) through innovative building design promoting carbon neutral output and low operational costs to occupiers.
 - The promotion of interaction within and between buildings through effective use of roof terraces and shared ground floor foyers where practical.
 - Appropriate façade treatments which recognise the prominence and landmark status of the site in the context of an arrival point to the City Centre.
 - Respecting neighbour amenity through providing appropriate building set backs from existing buildings and between proposed buildings.
 - The provision of public realm on all of the sites to create high quality living and working environments.

Strategic Regeneration Framework (SRF) Diagram



SRF design principles for the One Medlock Street site:

- The entrance to the office building should be onto Medlock Street to develop activity along the street and to enhance the townscape from the roundabout.
- The proposals should seek to connect the city to Hulme by enhancing the north south connections and continuing the avenue of trees proposed by adjacent developments.
- To enhance east-west linkages along River Street and improve the public realm. There is an opportunity to provide an area of public space that addresses River Street and to provide a dwell space.
- The student residential building should be set in from the northern boundary to allow a generous c.25m set back from the existing apartments to the north.
- Development height should step up to the south to respond to the urban scale of development to the Mancunian Way.
- The office building should address and complement the accommodation and public realm to be created within the One City Road site.



Over the recent years First Street has established itself as a destination with its own identity and not seen as the city fringe but part of the city centre. As shown on these photos the character of the First Street Central area is large scale commercial mid-rise development which meets market demand and makes better use of the land delivering the ambitious regeneration plan.

The new buildings in Knott Mill and the apartment buildings to the north of the site are predominantly mid rise buildings built over the last couple of decades.

The Great Jackson Street SRF to the west of the site has been identified as a suitable location for high-rise residential developments. Meanwhile, directly adjacent to the site, the River Street Tower and Plot 11 First Street offer student and co-living residences in high-rise form.

The One Medlock Street site sits in an areas between the River Street Tower and Great Jackson St to the west, First St to the east and Knott Mill to the north and will transition between these areas with a ultimately deliver a mid rise building to the east, a high rise building to the west with a mid rise and public space to the north.



1. River Street Tower (up to 32 Storeys), Simpson Haugh



2. City South apartments, (up to 8 storeys)



3. One City Road (up to 14 Storeys), Jon Matthews Architects



4. Plot 9a, First Street (up to 9 Storeys), Jon Matthews Architects



5. Plot 11 (up to 45 storeys), Simpson Haugh



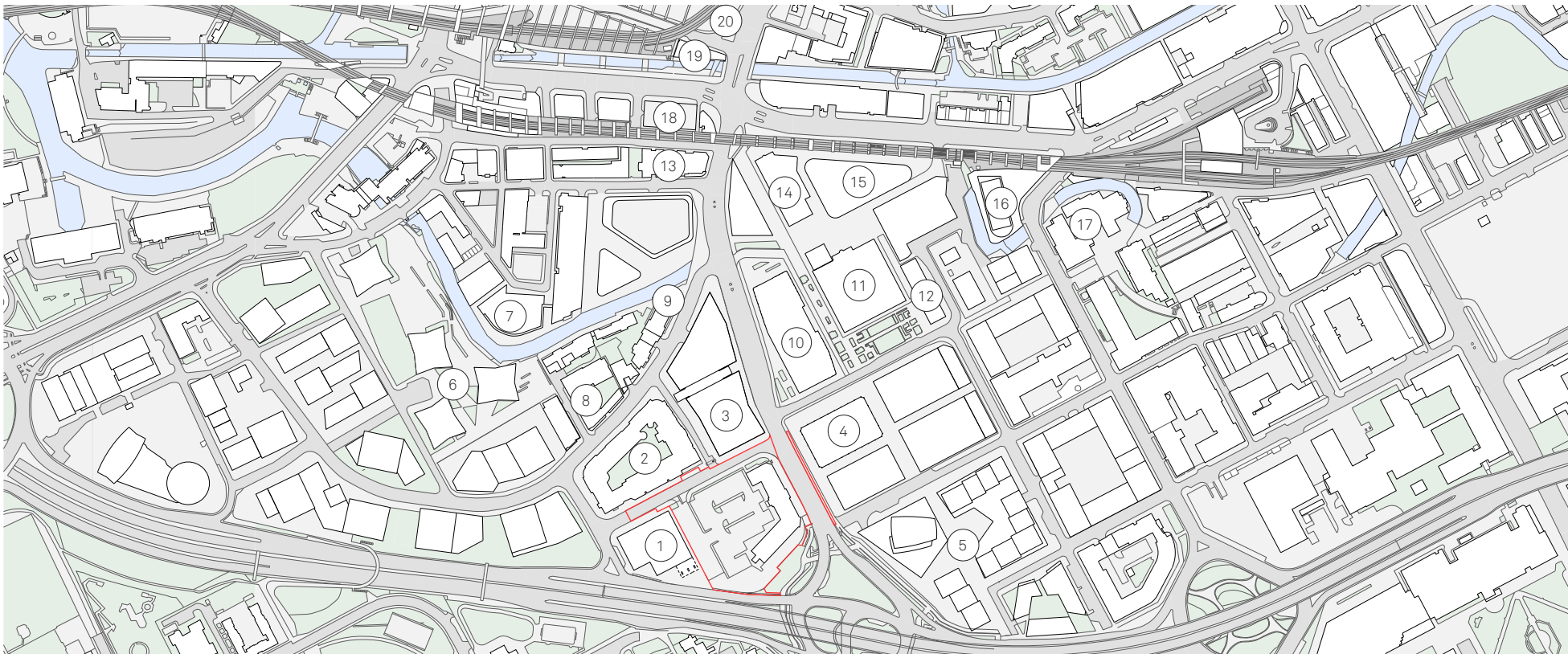
6. Deansgate Square (up to 64 storeys), Simpson Haugh



7. Jordan Street apartments (up to 9 storeys)



8. Lumiere Building (up to 10 Storeys)



Locations of key buildings in surrounding context



2.9 Contextual Building Scale



9. The Nile Building, (up to 8 storeys)



10. Number 8 First Street (up to 7 Storeys), Fletcher Priest Architects



11. No. 1 First Street (up to 7 storeys) BDP



12. Vita, First Street (up to 12 Storeys), 5plus Architects



13. Ropeworks (up to 9 Storeys)



14. INNside, First Street (up to 12 Storeys), Simpson Haugh



15. HOME, First Street (up to 5 Storeys), Mecanoo



16. Hotspur House (up to 28 Storeys), Hodder and Partners



17. Cambridge Street (28 Storeys), Hodder & Partners



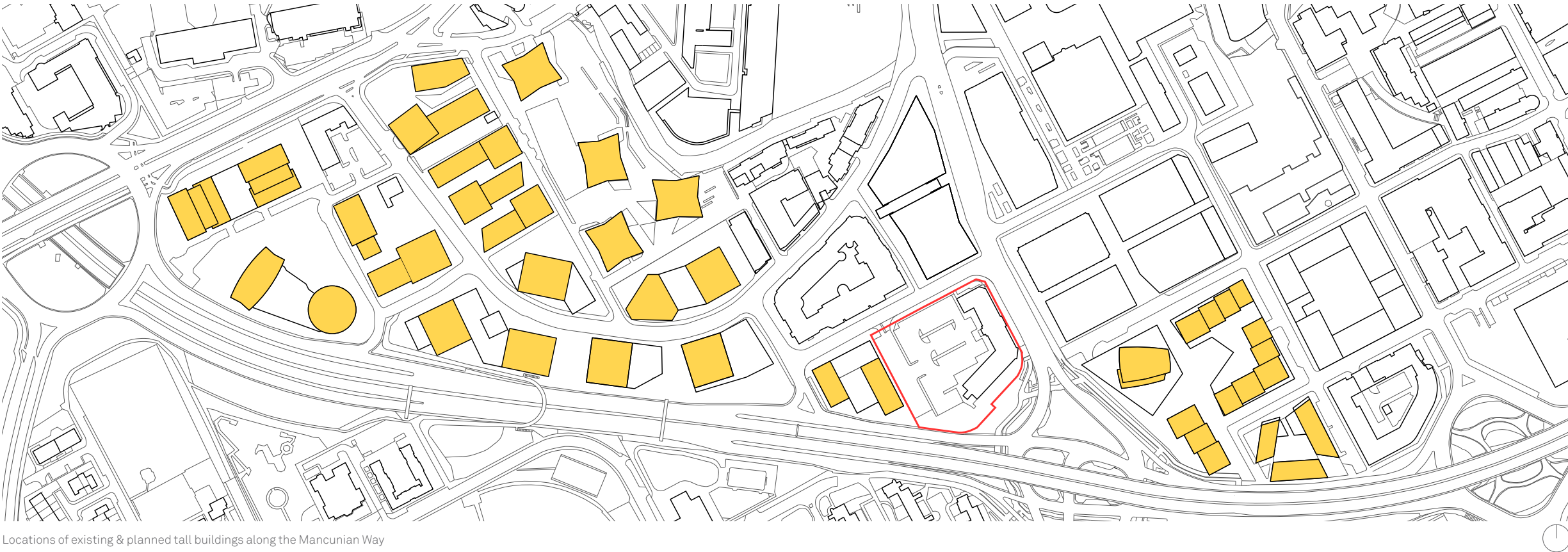
18. 10-12 Whitworth Street West (up to 35 Storeys), Jon Matthews Architects



19. Axis (Up to 27 Storeys), Jon Matthews Architects



20. Manchester Central (up to 40 Storeys), Simpson Haugh



Locations of existing & planned tall buildings along the Mancunian Way

The plan below shows the locations of existing and planned tall buildings lining the north side of the ring road, including those proposed by the Great Jackson Street SRF. These developments are located along a corridor appropriate for tall buildings. The One Medlock Street site in particular sits at a prominent junction of the ring road and the southern approach from Manchester Airport. These buildings signpost Manchester's ambition and design quality.

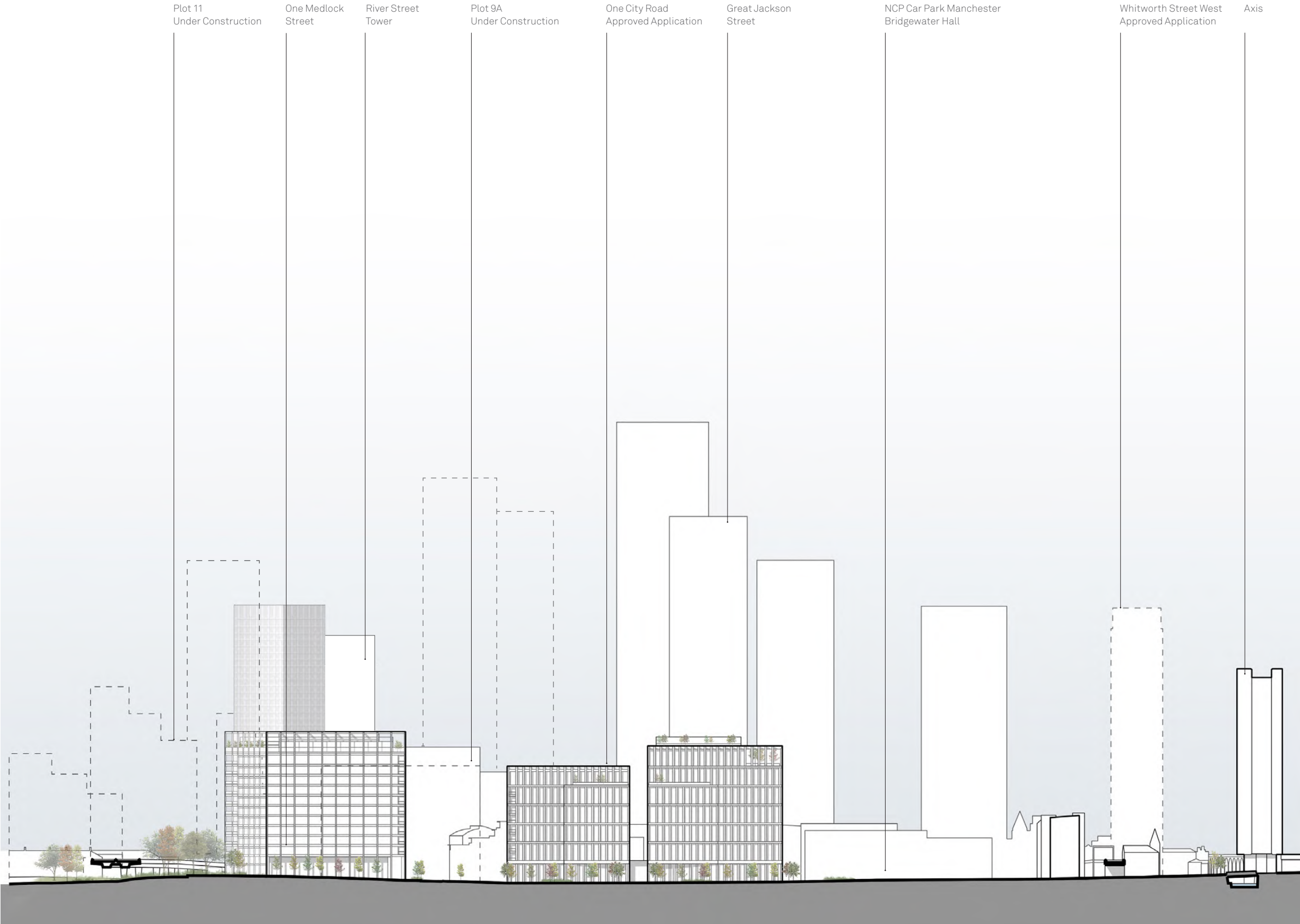
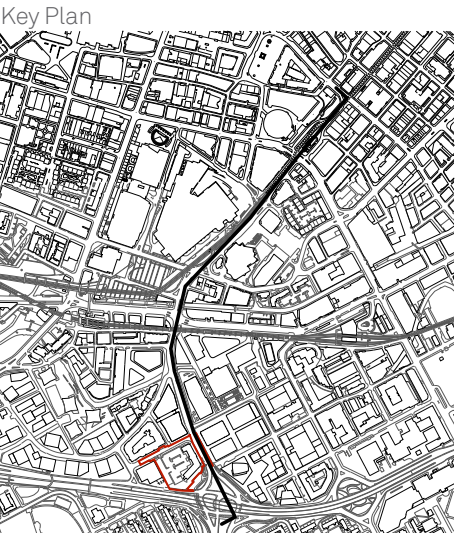
The Site occupies a pivotal location on Medlock Street within the First Street Strategic Development Area.

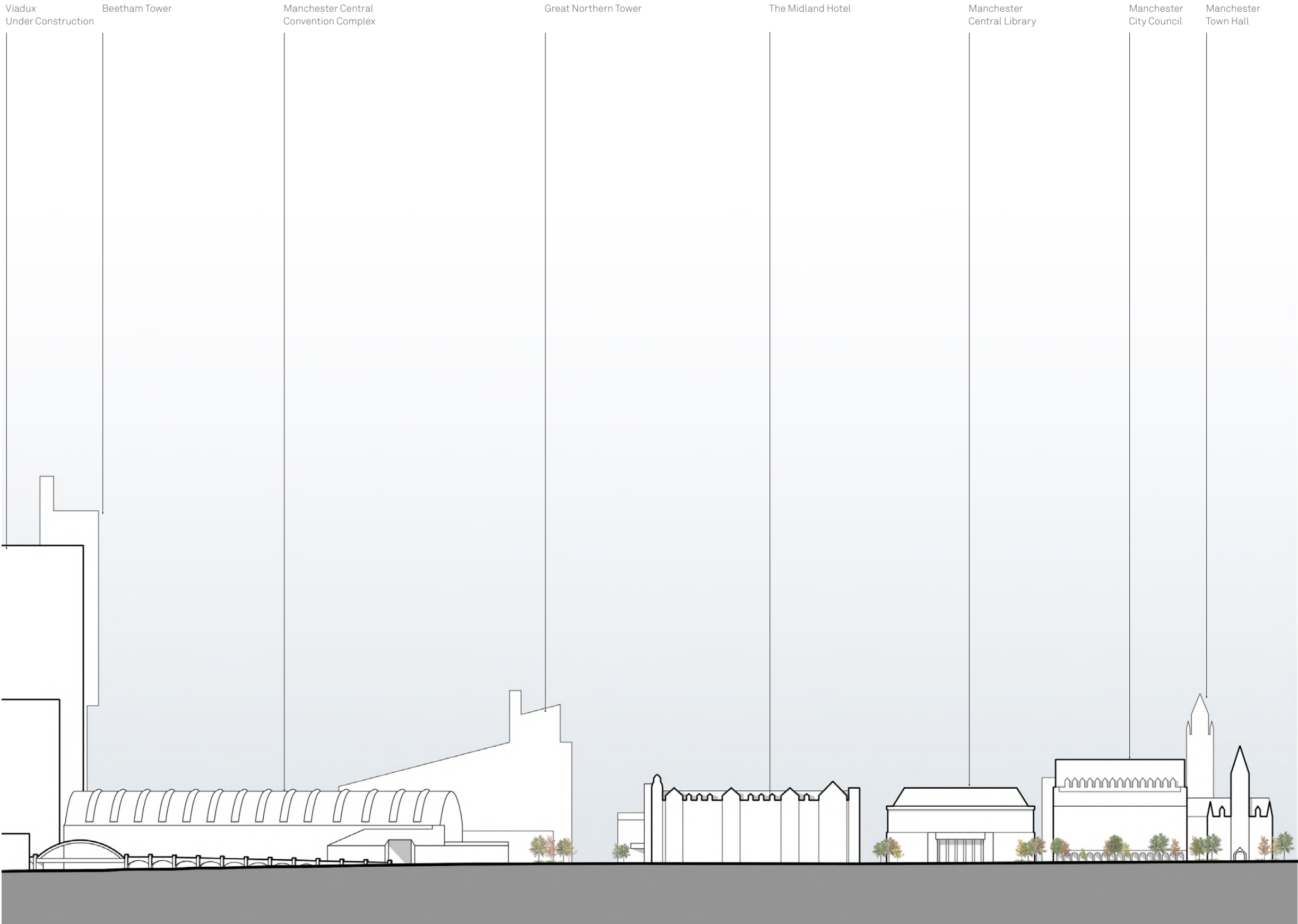
This links several other regeneration areas within the City Centre, including Great Jackson Street and Knott Mill to the west, Oxford Road, Circle Square and the Corridor Manchester to the east, the neighbourhood of Hulme to the south, and the Civic Quarter in the north.

The proposals will play an important role in knitting together developments on both sides of Medlock Street and facilitating a joined-up, walk-able city.

This will contribute to Manchester City Council’s aspiration for a ‘20-minute city’ whereby residents living in the south of the city centre can move seamlessly by public transport or cycle trip through to the city’s shops, cultural highlights, transport hubs and employment locations.

Dashed line indicates building is behind section cut





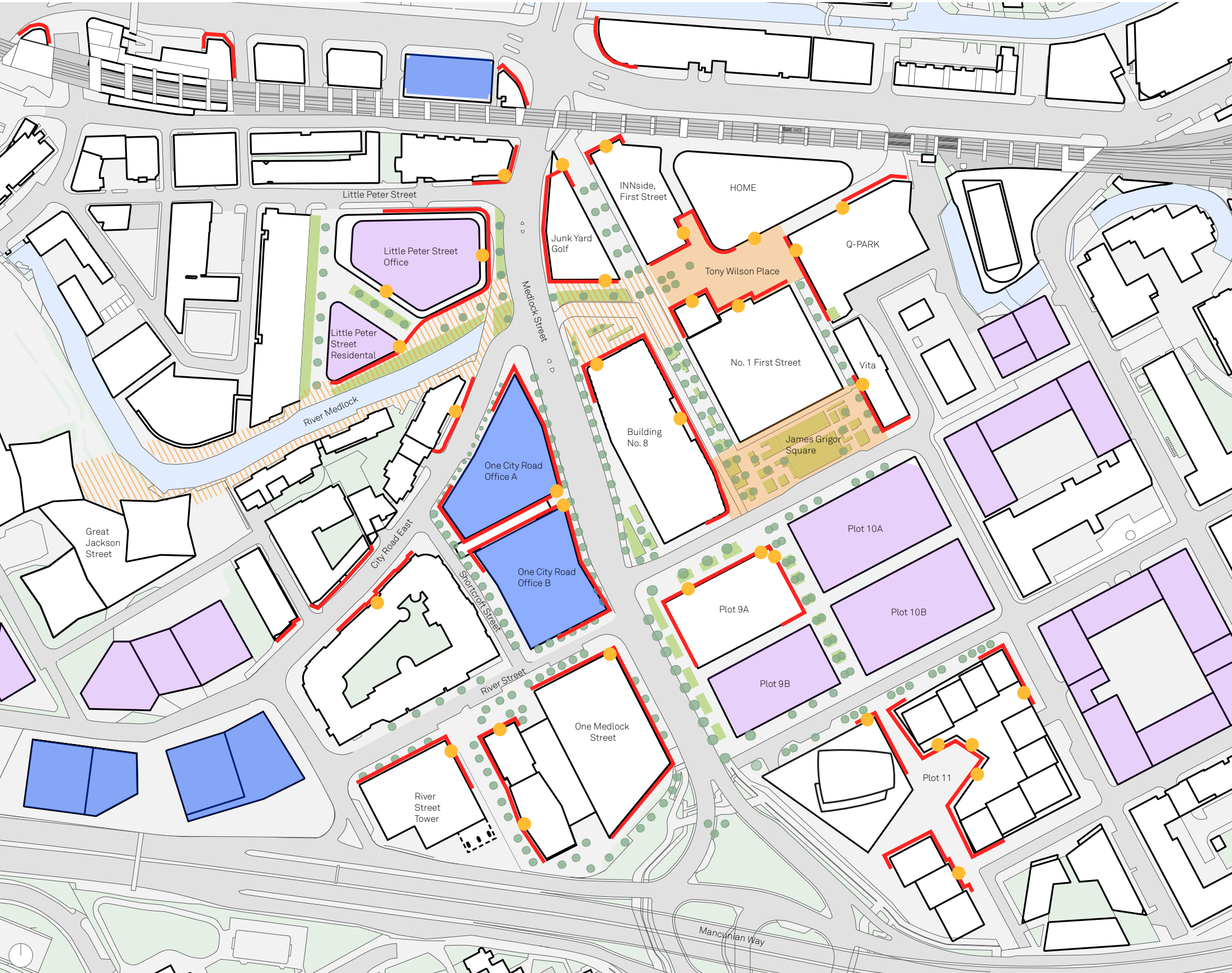
First Street has seen significant change over the past 10 years, with redevelopment providing new employment, leisure and entertainment opportunities.

The original First Street Strategic Regeneration Framework was adopted by Manchester City Council in 2010, and an addendum to the SRF was adopted in July 2020 following a 10-week public consultation.

The addendum sets out a development framework for the three sites on the western side of Medlock Street, including the One Medlock Street.

The addendum emphasises the need for developments to enhance the city's public realm and references updated principles that respond to Manchester City Council's recently approved Zero Carbon Framework.

The proposals have been developed to address the development and design principles set out in the SRF and addendum as explained within the following sections.



As the core of the First Street area has reached a critical mass, the opportunity has arisen to focus on adjacent sites within the SRF area, including those sites to the west of Medlock Street, to ensure that the momentum gained in the area is maintained and leveraged to continue the regeneration of this part of the city and enhance linkages into the surrounding areas. The 2020 Development Framework Addendum updated the 2018 Development Framework development principles relating to the three sites to the west of Medlock Street.

This diagram on the left shows JMA's interpretation of how the Framework Principles could be delivered. The layouts and massing on the Little Peter Street site throughout this Design and Access Statement are indicative and have been included to show how One Medlock Street fits into the emerging scale and ambition of the development framework.

The diagram highlights the existing and proposed positive public space and it also identifies the existing and proposed positive frontages around the site. Important to note is the highways infrastructure investment on Medlock Street and Medlock Street roundabout.

This study is fundamental to the development of the emerging proposals.

Key

- Positive frontage
- Front doors
- Existing building / Under construction
- Approved / Live Application
- Indicative form only based on development framework

A report carried out by Cushman & Wakefield on behalf of Dominvs Group into the local demand for office space found that:

- Before the coronavirus pandemic, the demand for office space in Manchester saw significant growth, with average annual take-up growing by 51% from 2014-2018. The last 3 years have seen a dip in average take-up due to the coronavirus pandemic, but it is projected that 2022 will see a return to pre-pandemic levels of take-up. There is increasing demand for Grade A space with amenity, as occupiers now look to improve their office workspace to enhance staff retention, recruitment and wellbeing.
- There is currently 768k sqft of existing new build Grade A office space available in Manchester City Centre, of which 286k sqft is currently under offer, leaving 482k sqft available. On the assumption that 500k sqft grade A office space is taken up annually, this means that there is currently a 12 month supply of space, with the expectation that all existing space will be let by the end of 2023.
- There is currently 947k sqft of Grade A office space under construction across 6 schemes in Manchester City Centre, and it is anticipated that a total of 2.5-3 million square feet of space will be delivered in the next 4.5 years. Including currently available Grade A office space, this provides a total of 3-3.5 million square feet. On the basis that on average 500k sqft is transacted every year, this is equivalent to a 6/7 year supply.
- One Medlock Street is located on one of the main routes into the city centre from the south. The site is opposite the City Road development site, and is in close proximity to the First Street development, comprising a multi-phase scheme of offices, bars/restaurants, a multi-storey

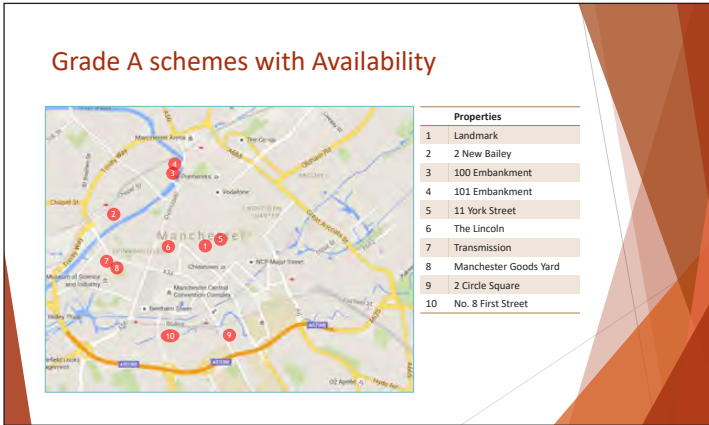
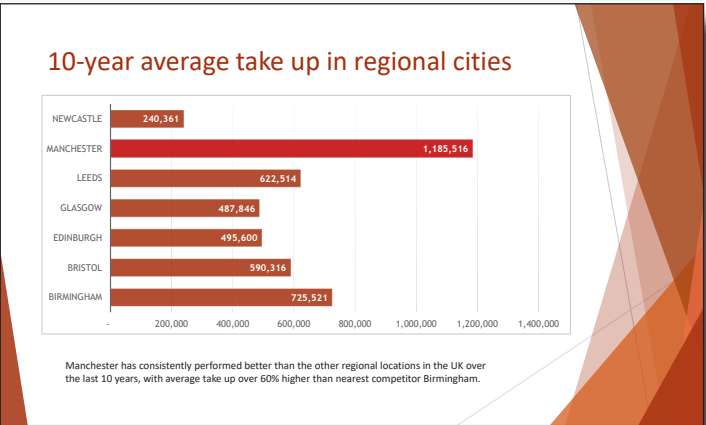
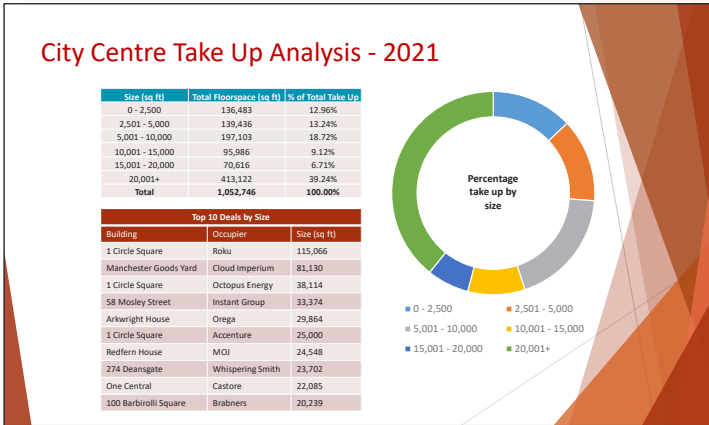
car park and student residential accommodation. The area is an established location for office occupiers.

- Overall the site represents a good development opportunity for a new office building. The market is in need of good quality, sustainable office space and there is a current lack of supply being delivered. The likelihood is that demand for Grade A space will continue to grow, and although there are several schemes in the pipeline, the likelihood is that not all of these will be delivered.

Office Market Report – Manchester City Centre

One Medlock Street

Dominvs Group
September 2022



Grade A pipeline – Future Development

Scheme	Total Building Size (sq ft)	Typical Floorplate (sq ft)	Let/Under Offer (sq ft)	Status
SPECULATIVE/FUNDED/NOT ON SITE				
No. 3 Circle Square	224,970	16,395	Detailed planning received	Q4 2024
10a First Street	160,000	20,000	Planning application to be submitted Q3 2022	Q1 2025
The Alberton	195,000	13,000	Planning application to be submitted Q3 2022	Q2 2025
Rail Quays	154,992	12,916	Detailed planning received	Q2 2025
The Poulton, Mayfield	70,353	9,860	Detailed planning received	Q2 2025
The Republic, Mayfield	243,274	23,274	Expected to start on site Q2 2023	Q2 2026
50 Fountain Street	55,000	4,500-6,000	Detailed planning received	Q4 2026
St John's Campus	205,000	13,000	VP will be gained in 2024	
One City Road	174,831	16,300	SPECULATIVE/FUNDED/NOT IN PLACE	
Albert Bridge House	365,664	35,000	Planning application to be submitted Q3 2022	Q2 2025
39 Deansgate	135,672	9,000	VP yet to be obtained	
			Detailed planning received	Q4 2025

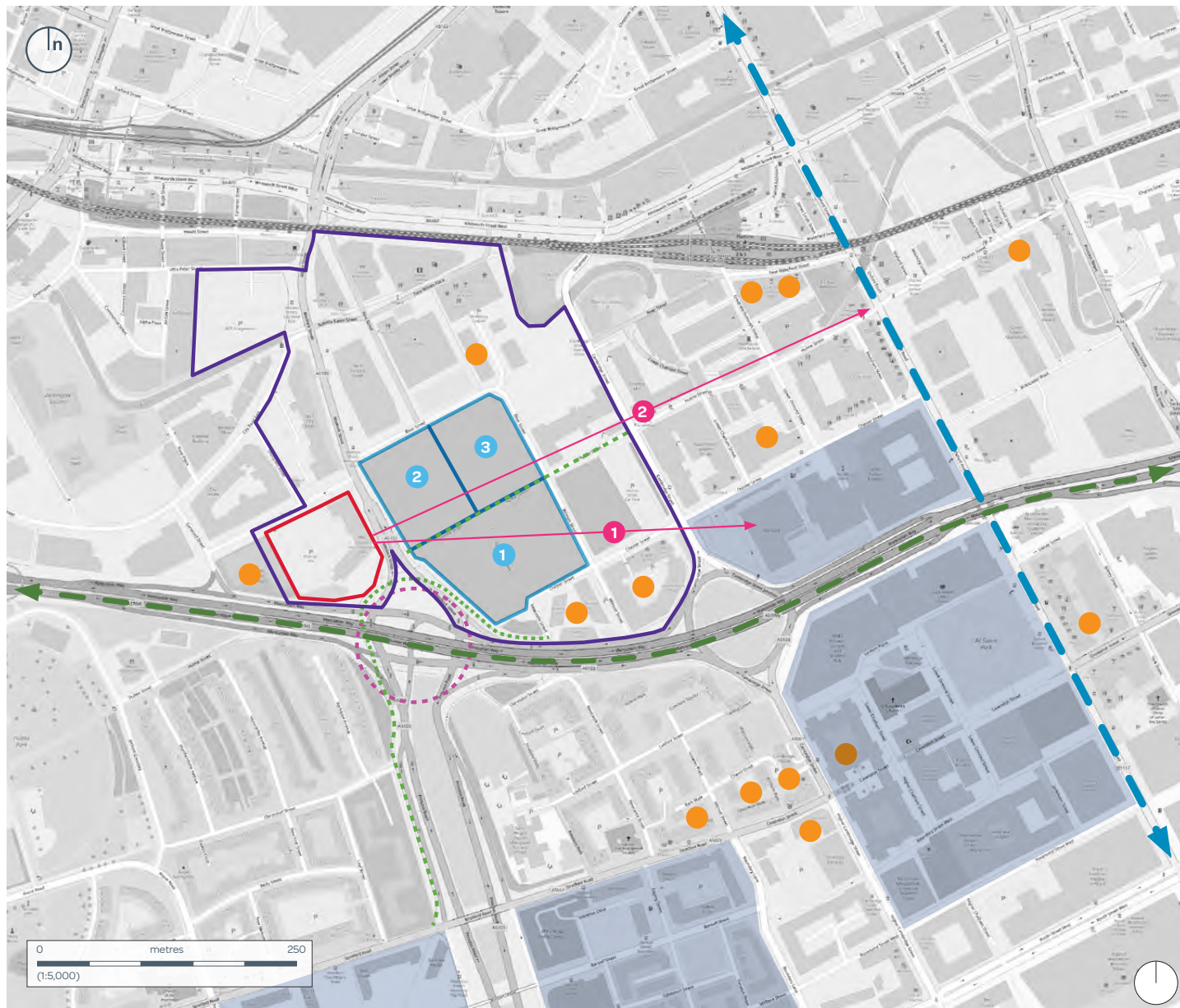
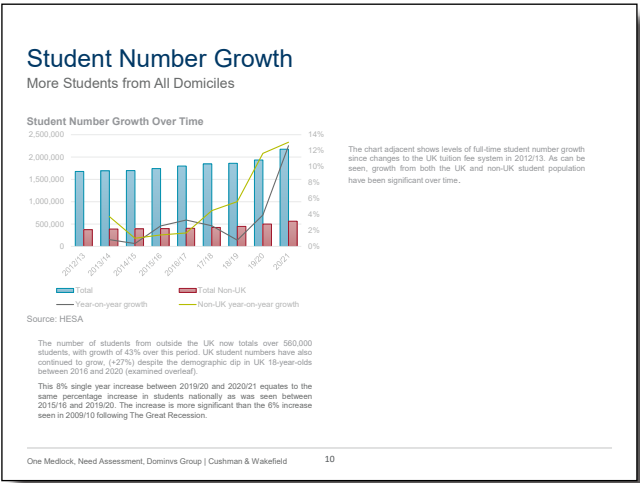
A report carried out by Cushman & Wakefield on behalf of Dominvs Group into the local demand for student accommodation found that:

- Manchester's student population has grown significantly in recent years, with the University of Manchester seeing a 12% growth in student numbers since 2015/2016, and Manchester Metropolitan University growing by 10% in the last 5 years.
- Manchester is the 4th largest PBSA market in the UK behind London, Liverpool and Sheffield, but the city's market has seen limited development over the last decade. Manchester has a significantly larger proportion of standard, shared bed spaces than the national average, and a considerably lower proportion of modern en-suite rooms.
- The development pipeline for student accommodation in Manchester is relatively small given the size of the market, with 2,132 new beds currently planned, of which just over 1,400 have been approved. Modelling of the impacts of this on supply and demand shows that more students are likely to be forced into HMO accommodation without additional beds being delivered to the market.
- The city-wide student to bed ratio for Manchester is currently 1.91:1, meaning that 24,390 students with a requirement for a bed are unable to access one in PBSA. Modelling shows that this figure is likely to increase by somewhere between 5,000-15,000 by 2030, even if all schemes currently in the development pipeline are delivered to the market.

- The proposed development site at One Medlock Street is well located for both key Manchester institutions - the University of Manchester and Manchester Metropolitan University. The site is particularly close to MMU's All Saints Campus, MMU's Brierly Campus and the University of Manchester's main and north campuses. The student central location is certain to have significant appeal to students, as it sits minutes from numerous bars, restaurants and shops, whilst also being close to Manchester Oxford Road and Deansgate stations. The location is home to a growing number of students.

- Overall, the proposed scheme's location offers significant opportunity given the wider supply/demand dynamics in Manchester. The location of the scheme and the prevalence of low-quality stock in the existing market means that a new development is likely to prove an attractive prospect to students seeking a high-quality student experience. Given wider pressures on the Manchester housing market, development of sites such as One Medlock Street can play a crucial role in delivering the modern, fit-for-purpose student accommodation needed in the city.

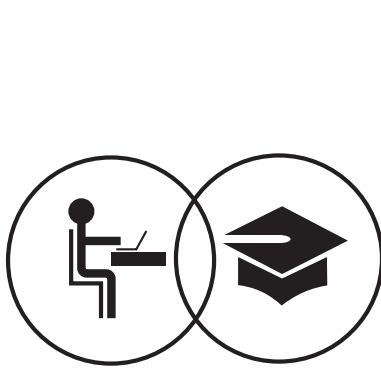
- Key
- MMU campus
 - No. 1 Medlock Street
 - First Street Regeneration Area
 - A57 Mancunian Way
 - Oxford Road
 - Existing PBSA (consented/completed)
 - MMU Science & Engineering Campus c. 370m
 - Nearest point of Oxford Road c. 530m
 - Medlock Street Roundabout enhancements
 - New cycle path/footpath infrastructure
 - First Street Plot 11
 - First Street Plot 9
 - First Street Plot 10



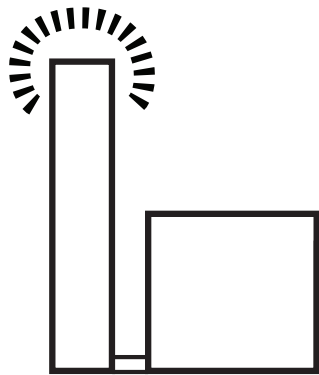
Analysis of the site's context presents a range of considerations, varying from physical & geographical factors to political & demographic matters.

Each of these considerations presents a key strategic opportunity for the future development of the site. These must feed into the proposals to create a scheme that is specific to its location, and which fulfils the potential of the site to positively impact upon its surroundings and the people of Manchester.

These strategic opportunities are presented here, and have been an integral part of the design development of the proposed scheme.



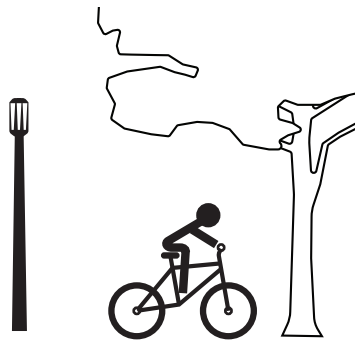
Mixed Use Development
The site's location in an area with both strong residential and commercial populations, as well as its proximity to Manchester's two main universities, makes it ideally suited to a mixed use development, offering both Purpose Built Student Accommodation, and Grade A office space.



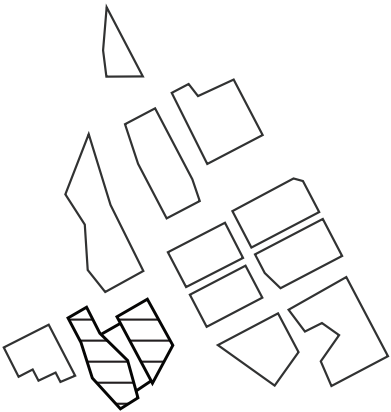
Gateway to the City
The site sits at the hard boundary of Manchester City Centre, and is located on a key route into the city from the South. This means it is ideally located for a landmark building to make a bold and positive statement to visitors approaching Manchester.



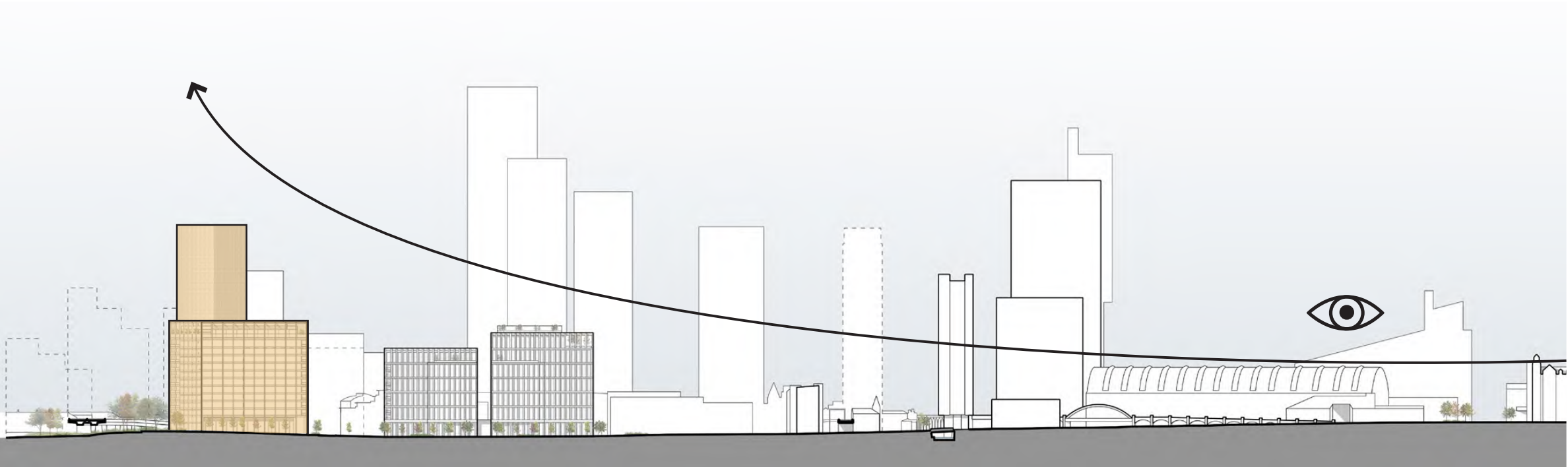
Meeting Local Needs
Studies carried out into Manchester's local development needs have identified a growing demand for Purpose Built Student Accommodation and Grade A office space. The site's proximity to the city centre, transport links, other office developments on First Street and Manchester's two main university campuses makes it ideally placed for a development which serves these two functions.



Improving the Public Realm
Site observations identify a lack of high quality and usable public realm surrounding the site, presenting an opportunity for the proposal to correct this, with new landscaping and green spaces.



Completing and Complementing First Street
The site has been considered in its future, as well as existing, context. Significant development is planned and underway for the whole of the First Street area, with a much denser urban grain than the site's current surroundings, creating a campus of well served office buildings. The proposal must respond to this emerging context, to create a development that will strengthen this future vision for the area.



The proposal will support the urban design decisions made in the First Street and Great Jackson Street SRFs; presenting height onto the Mancunian Way to create a strong gateway into Manchester City Centre and hide the ring-road from view .

3.0

Design Development

3.1 Previously Consulted Scheme 2019



Existing Premier Inn Site Masterplan



1



2



3

Design development for the scheme has been ongoing since 2019. Early iterations of the design proposed a largely residential development, with a smaller office element. Proposals have since developed to the current office-led, mixed use design, featuring a PBSA element.

The scheme shown to the left illustrate the proposals for the site (which was called Premier Inn Site) as consulted in the first half of 2019. These original proposals comprised Class C3 residential development, and Class E office development.

The proposals were to be submitted along with proposals for an office building occupying the whole of Plot 9, First Street. This Plot 9 scheme was submitted in December 2019, but has since been revised to a smaller office building occupying Plot 9a only. Work for the construction of Plot 9a began on site in September 2022.

These proposals show three buildings on the site; two residential buildings and an office building:

- Block A - 301 apartments over 21 storeys
- Block B - 15k ft² net floor-plates, 260k ft² gross over 13 storeys
- Block C - 256 apartments over 33 storeys



- Key
1. Looking south down Medlock Street
 2. Looking east along River Street
 3. Looking north from Medlock Street roundabout

3.2 Previously Consulted Scheme 2020



- 1. Pocket Park
- 2. Rain Gardens
- 3. Narrowing of River Street and relocated parking
- 4. Arrival Space
- 5. Edge Street residents parking and streetscape
- 6. Servicing area with external substation
- 7. Existing grid pattern to adjacent scheme planting
- 8. Proposed continuation of grid tree planting on site
- 9. Relocating and rationalising tree planting to Medlock Junction to follow local precedent of trees planted on a grid format.
- 10. Widening of existing footpath to ensure safe pedestrian / cycle route from new Medlock Junction into the site and along Edge Street
- 11. Opportunity for street trees a to be introduced along Medlock Street.
- 12. Trees in planters to help assist with sites wind mitigation strategy.

Existing Premier Inn Site Masterplan



1



2

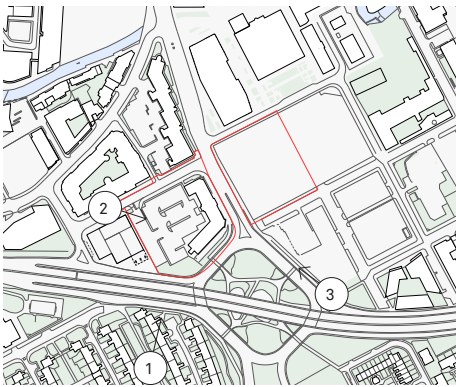


3

The scheme shown to the left illustrates the proposals for the site which were subject to consultation in the second half of 2020.

These proposals show two buildings on the site; one office building and a residential building:

- Block A - 29.6k ft² net floor-plates, 392.8k ft² gross over 13 storeys
- Block B - 372 apartments over 41 storeys



- Key
- 1. Looking south down Medlock Street
 - 2. Looking east along River Street
 - 3. Looking north from Medlock Street roundabout

Design Principle 1

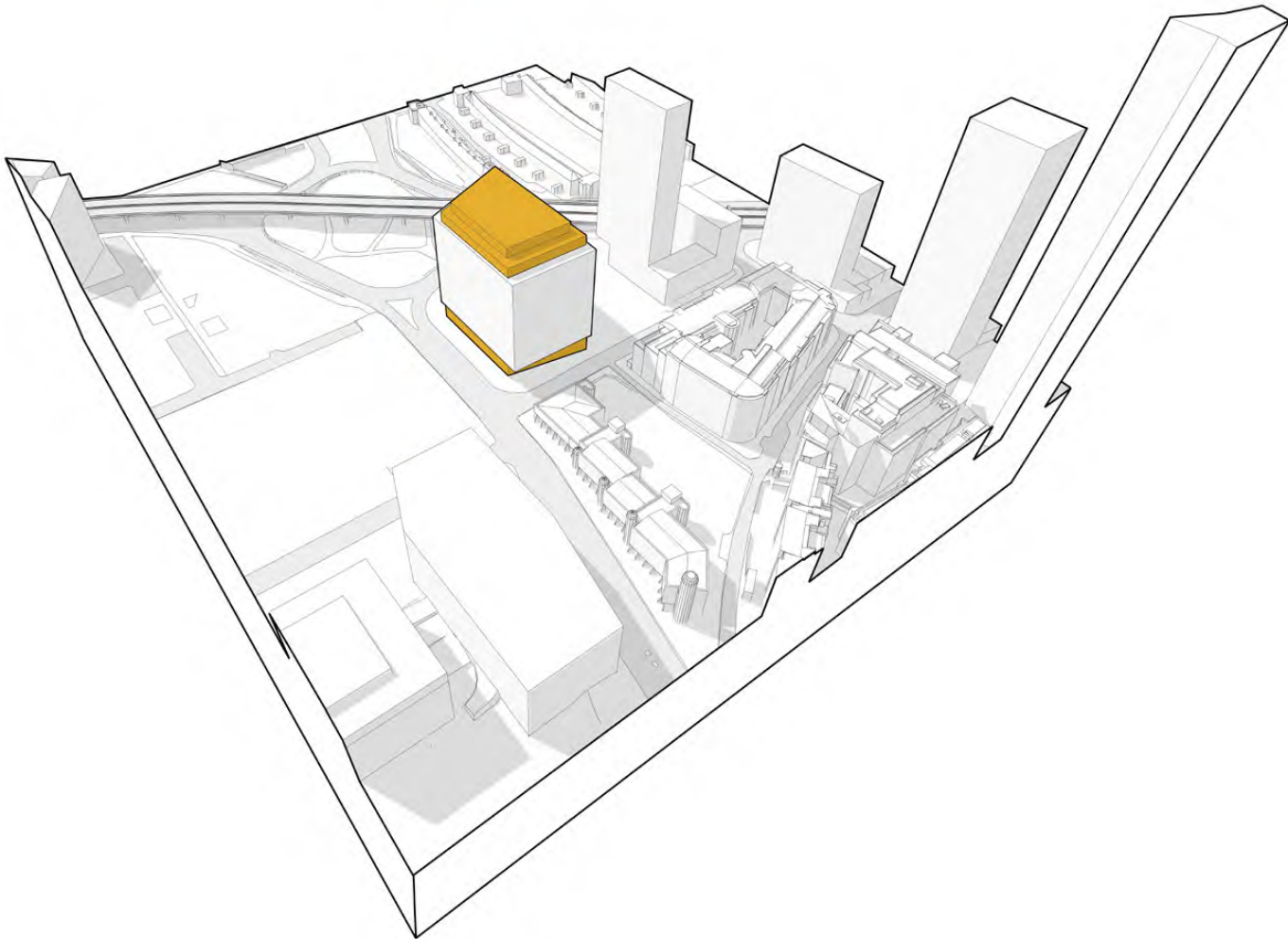
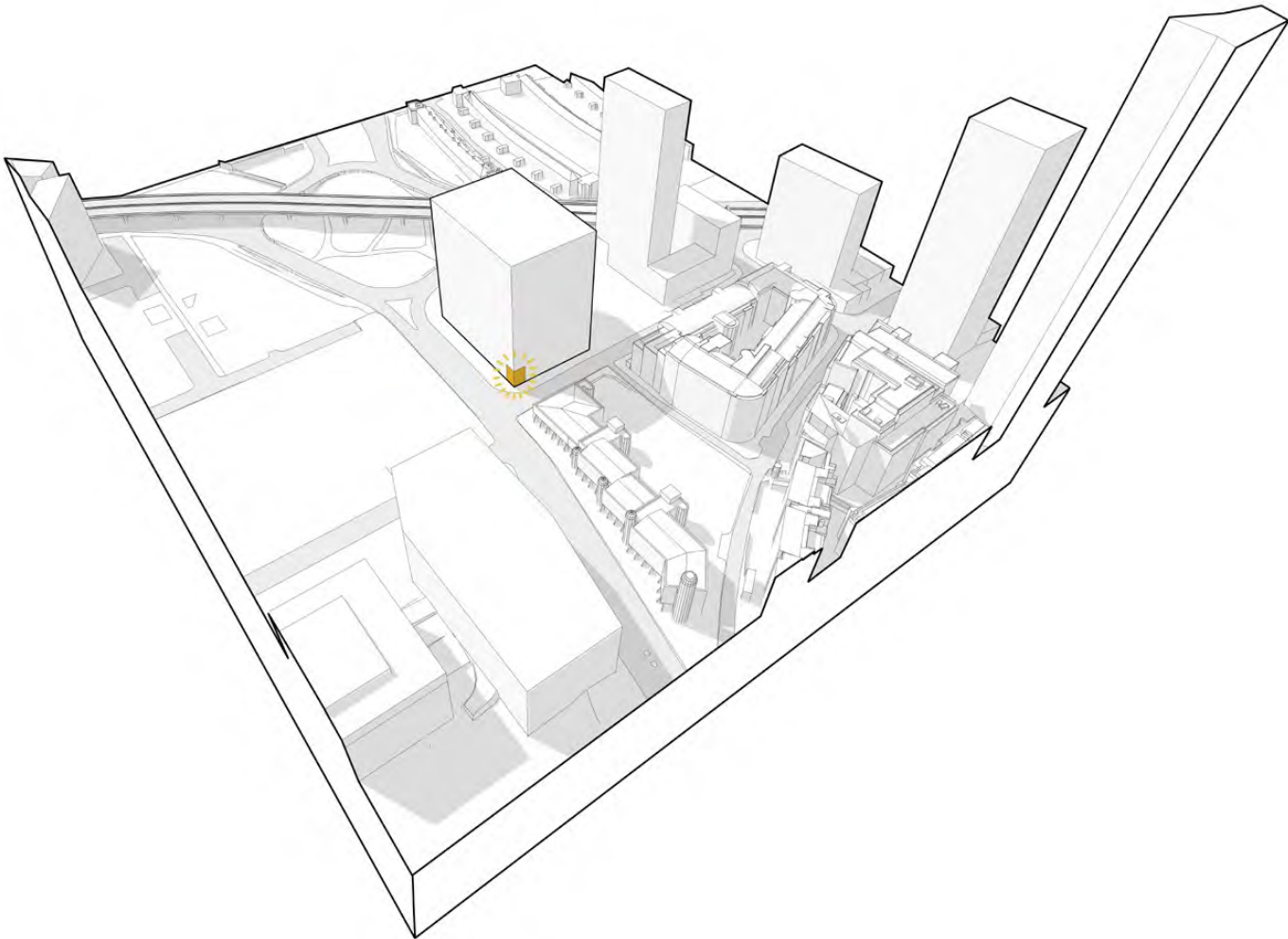
- Relevant Design Principles from First Street SRF:
- The proposals should be commercially led.
 - The proposals should provide front doors and activity to Medlock Street.
 - The proposals should complement the One City Road proposals and Medlock Street Junction.
 - Delivery of contemporary well-design medium height office buildings, extending the emerging density across First Street Central.

- The office building is to be located on Medlock Street with it's front door facing the city on Medlock Street.
- The building responds to the site context by providing a building of similar height to the One City Road's southern block and is angled to the south to follow the junction's geometry.

Design Principle 2

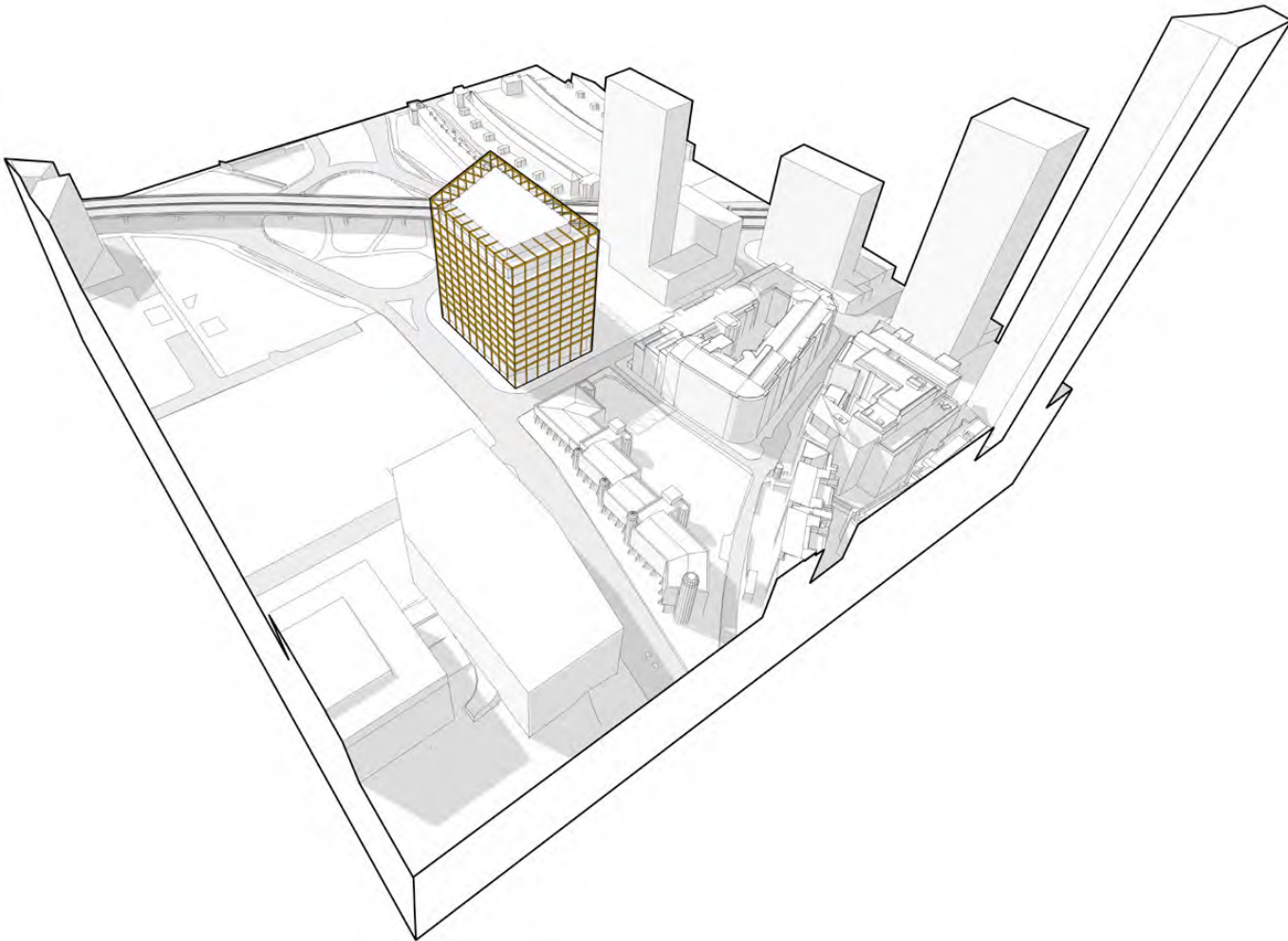
- Relevant Design Principles from First Street SRF:
- Promotion of interaction within and between buildings through effective use of roof terraces.

- The building is inset at the top to provide external amenity space for the people who work in the building and to crown the building
- The building is inset at the bottom to 'ground' the building and provide a more generous sense of public realm.



Design Principle 3

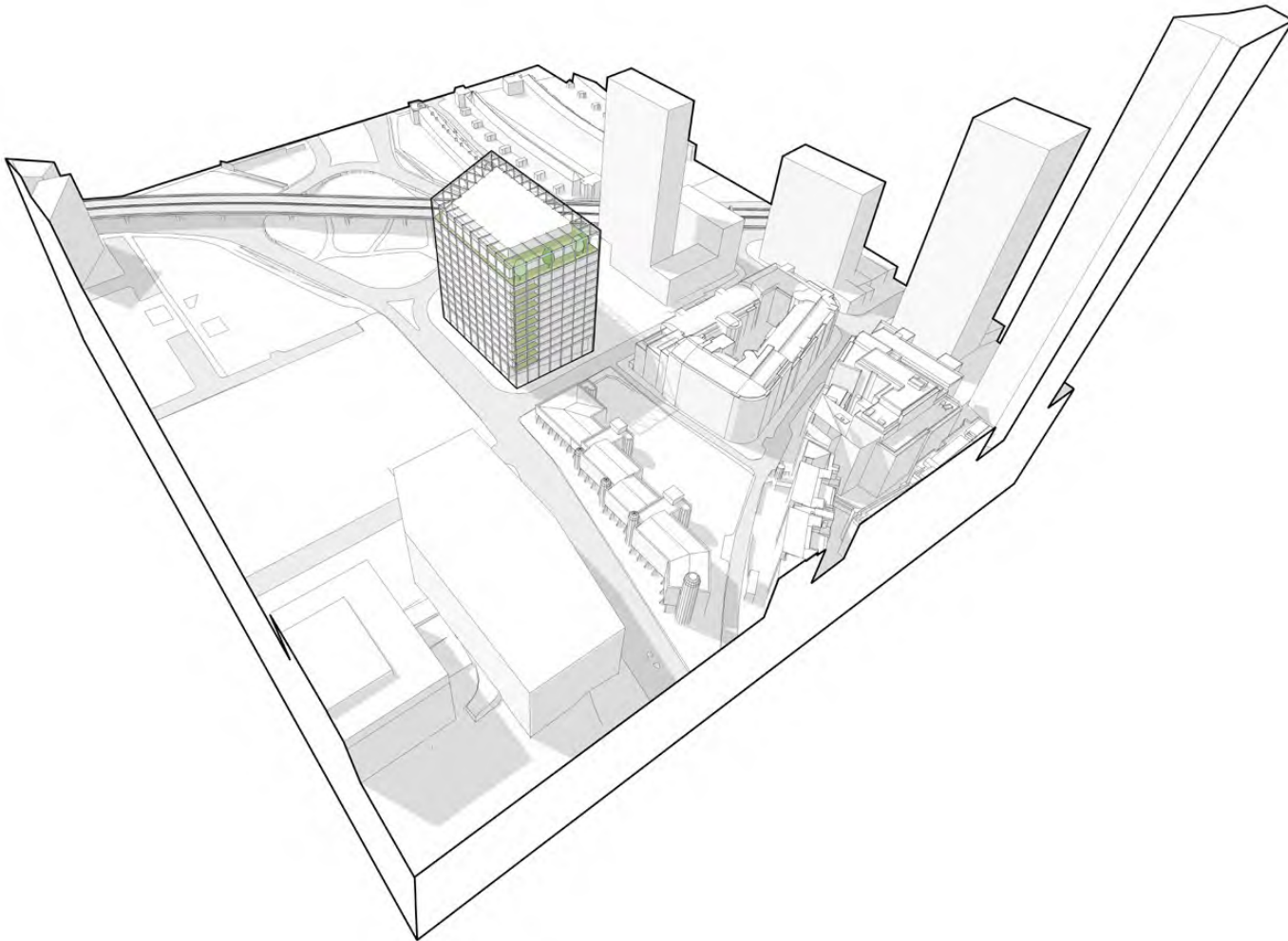
- The primary architectural expression is determined by the structure to 'celebrate the primary form of construction'.
 - A 6m structural grid provides the framework for a mathematical and regular order.
 - Columns are located on the corners providing a strong picture frame to the building.
 - The structural frame continues up to unify the tiered floors and provide a coherent appearance to the building.
 - The steelwork and cladding panels provide a solid elements to the facade
- addressing overheating and providing fire protection.
- The south facade is have horizontal louvres to reduce solar gain and increase the building's energy efficiency. The louvres will be located above a standing eye line so as not to obstruct views out and will be angled to maximised efficiency.



Design Principle 4

- Relevant Design Principles from First Street SRF:*
- *Promotion of interaction within and between buildings through effective use of roof terraces.*

- External terraces are proposed on the north east and south west corners to provide external amenity which sculpts the massing.

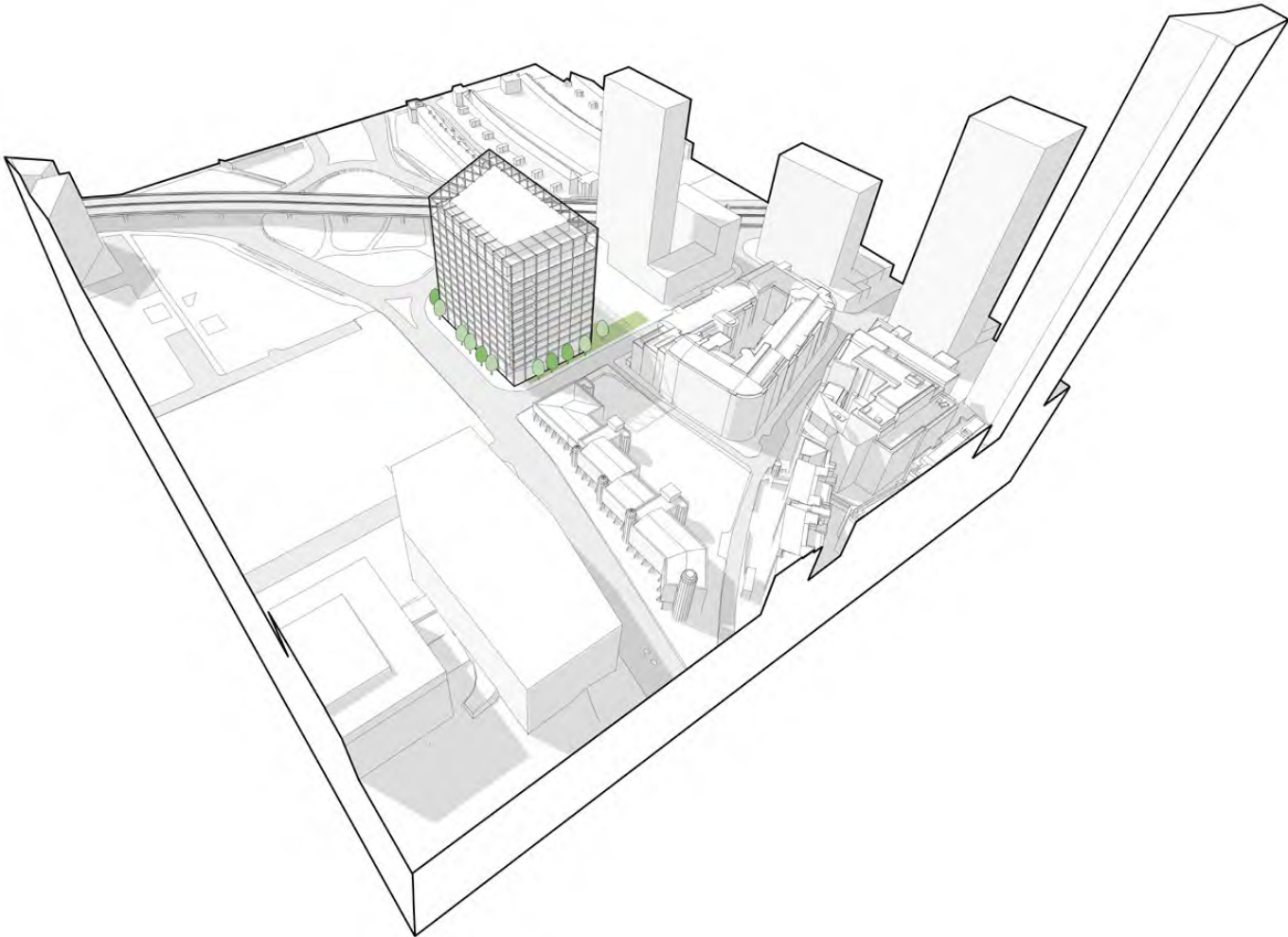


Design Principle 5

Relevant Design Principles from First Street SRF:

- The proposals should enhance east-west and north-south connections with high quality public realm.

- Gardens for dwell spaces and the continuation of Medlock Street corridor of trees provide attractive public realm spaces and encourage activity at street level.

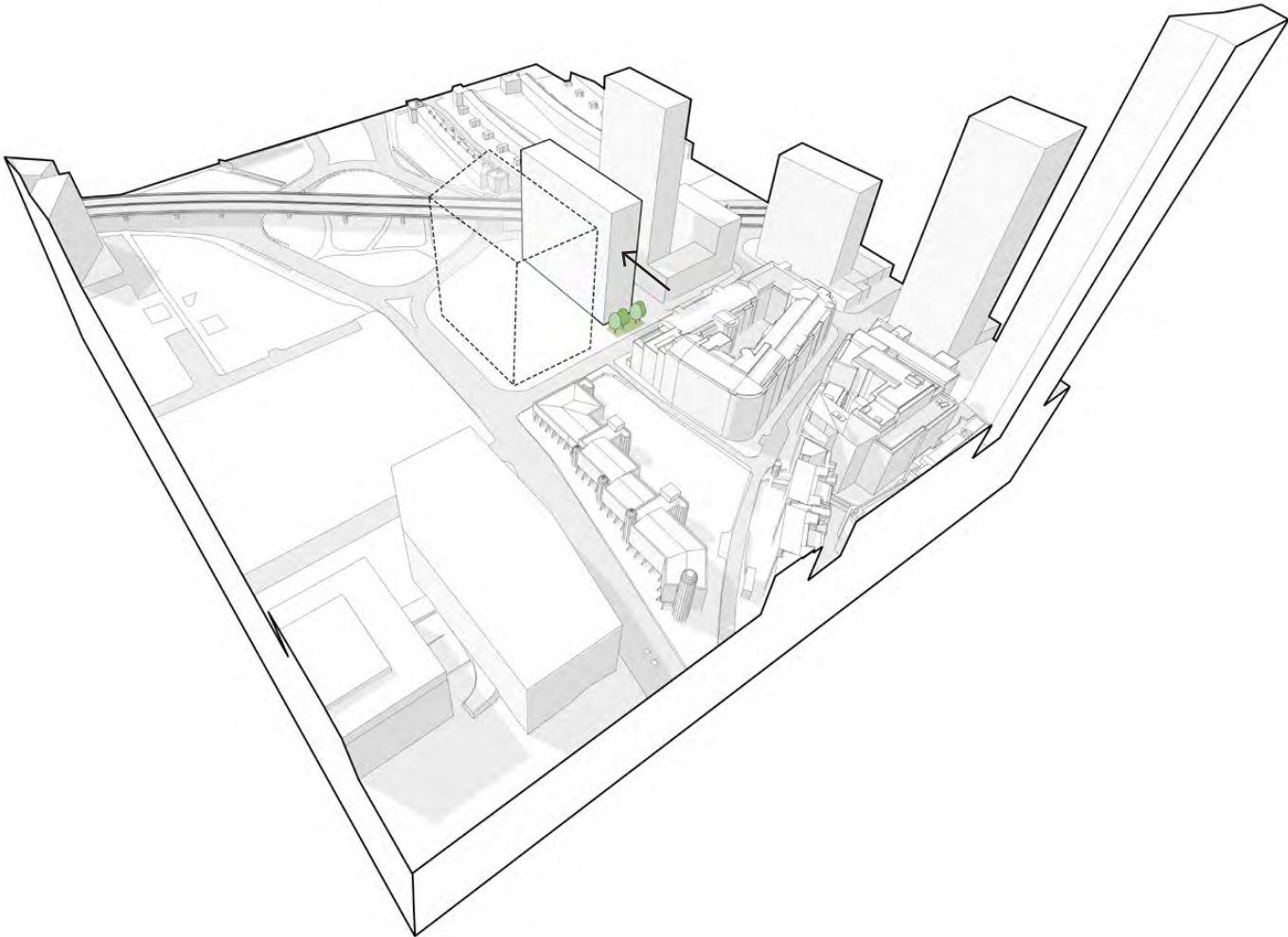


Design Principle 6

Relevant Design Principles from First Street SRF:

- The proposals should step away from established residential buildings.
- The proposals should provide public space on River Street.

- The building steps away from River Street to provide a generous c.25m set back from City Road South and provide a public space in front of the building.
- The entrance to the community space within the PBSA building faces onto River Street; welcoming in the local residents it will serve.

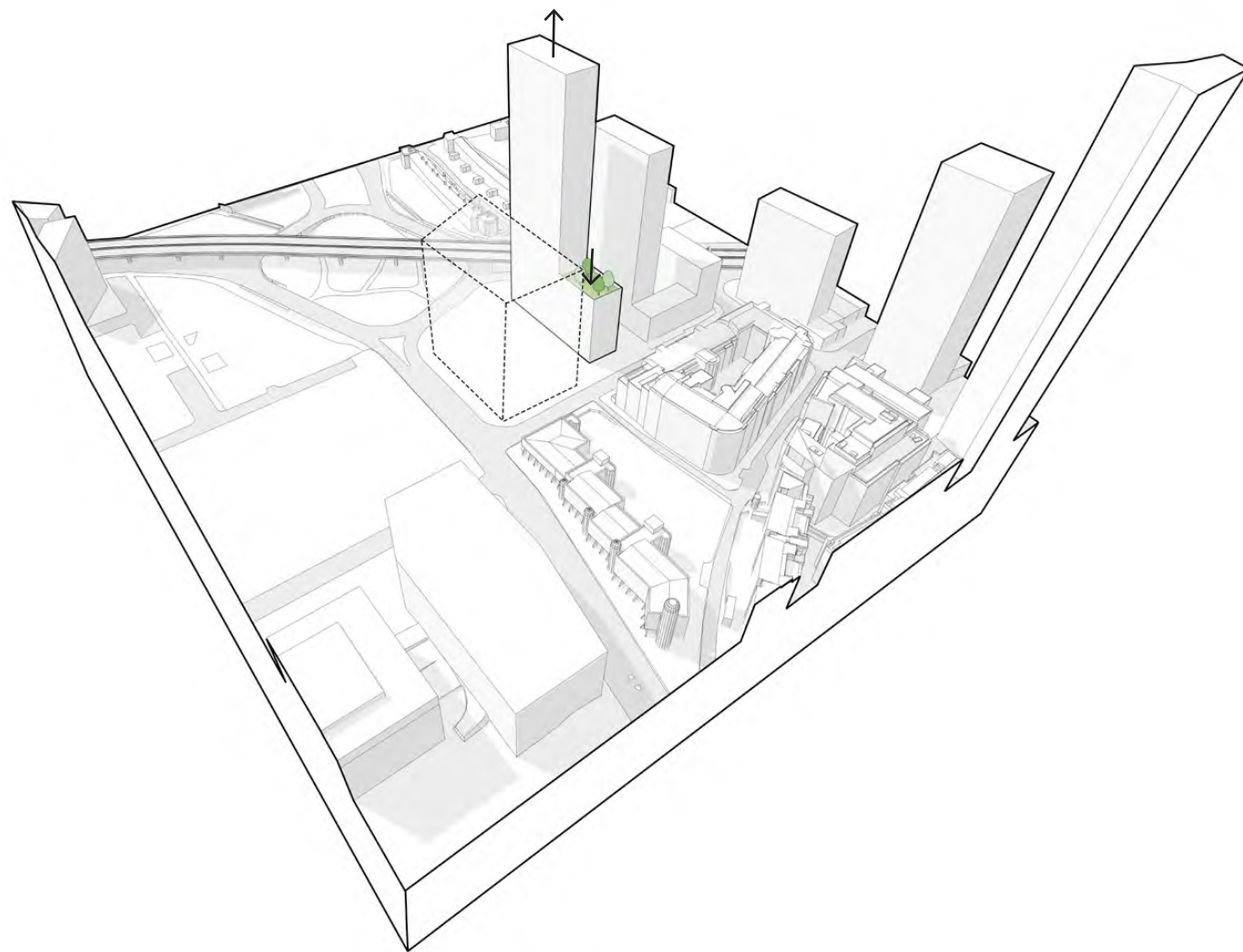


Design Principle 7

Relevant Design Principles from First Street SRF:

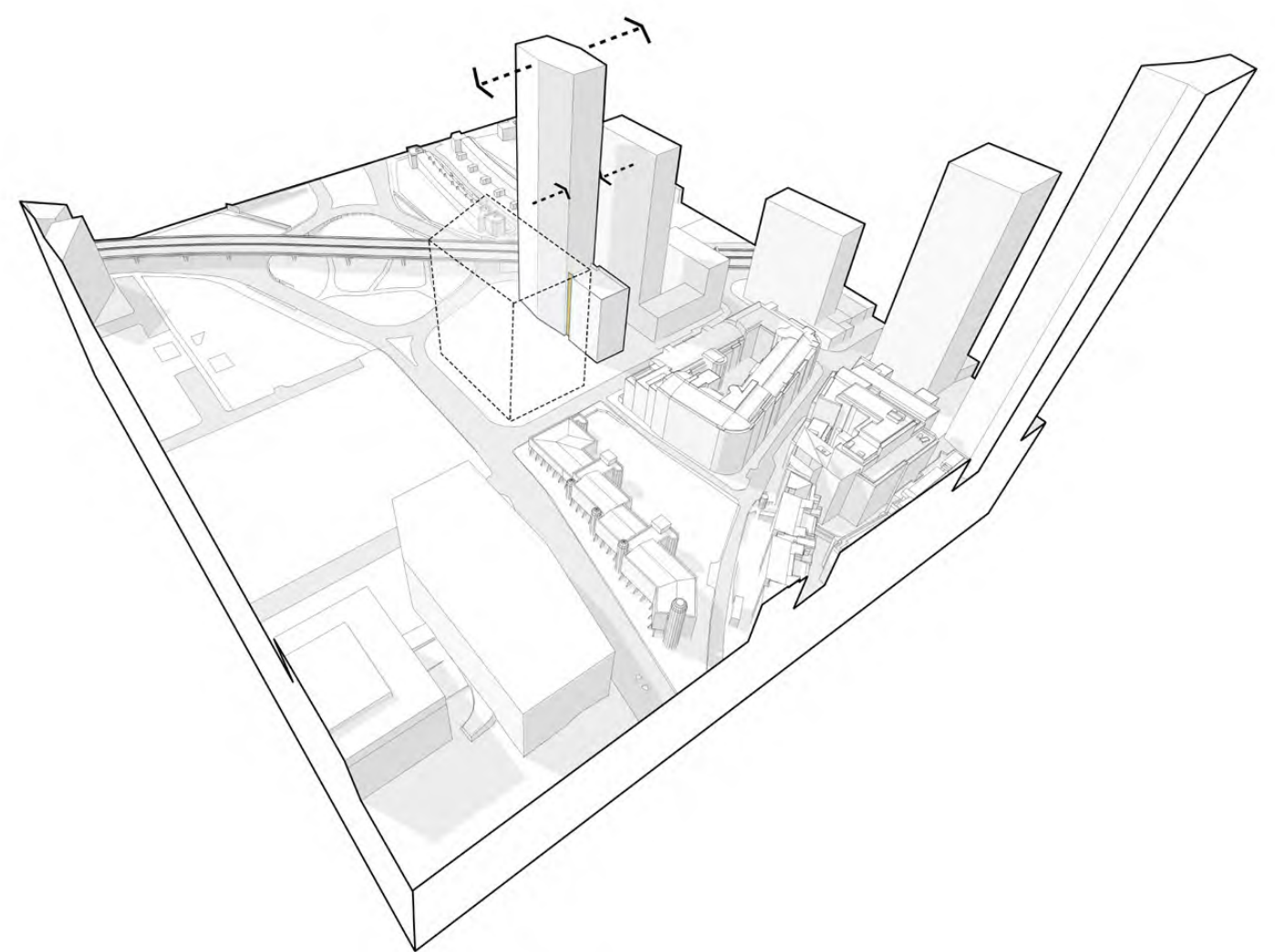
- The buildings should step up to the Mancunian Way.

- The block becomes a stepped block with the height away from City South and facing the Mancunian Way complementing the ring of high rise development already established along the city's ring road. The front section of the development steps down to continue the mid rise developments fronting River Street.



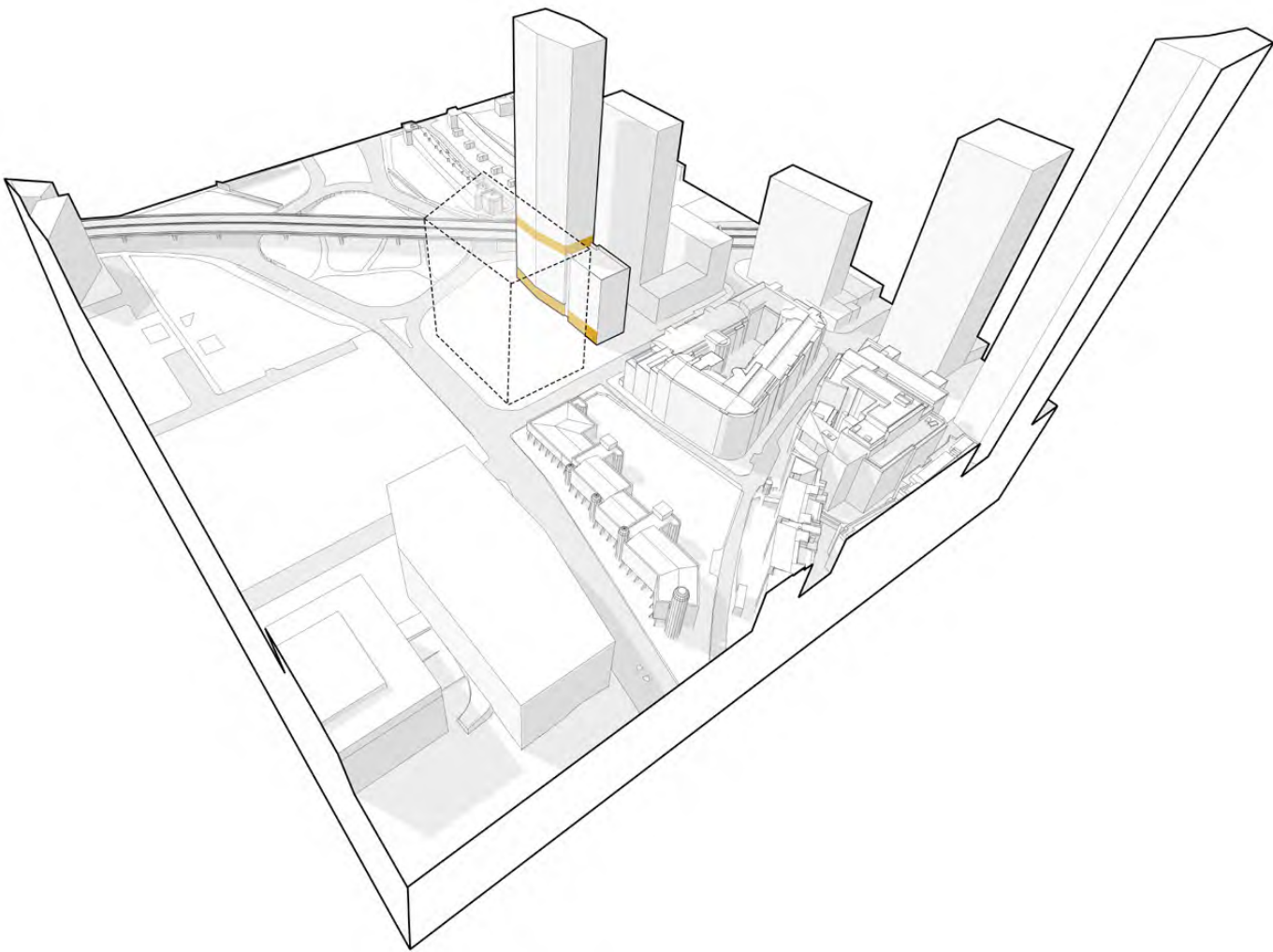
Design Principle 8

- The stepped block is articulated as two distinct primary forms.
- A 'honeycomb' tower provides interest on the skyline and assists its articulation by dividing the longer façades into narrower more elegant elements.
- An inset between the tower element and the northern element enhances the separation and helps to define them as distinct elements.



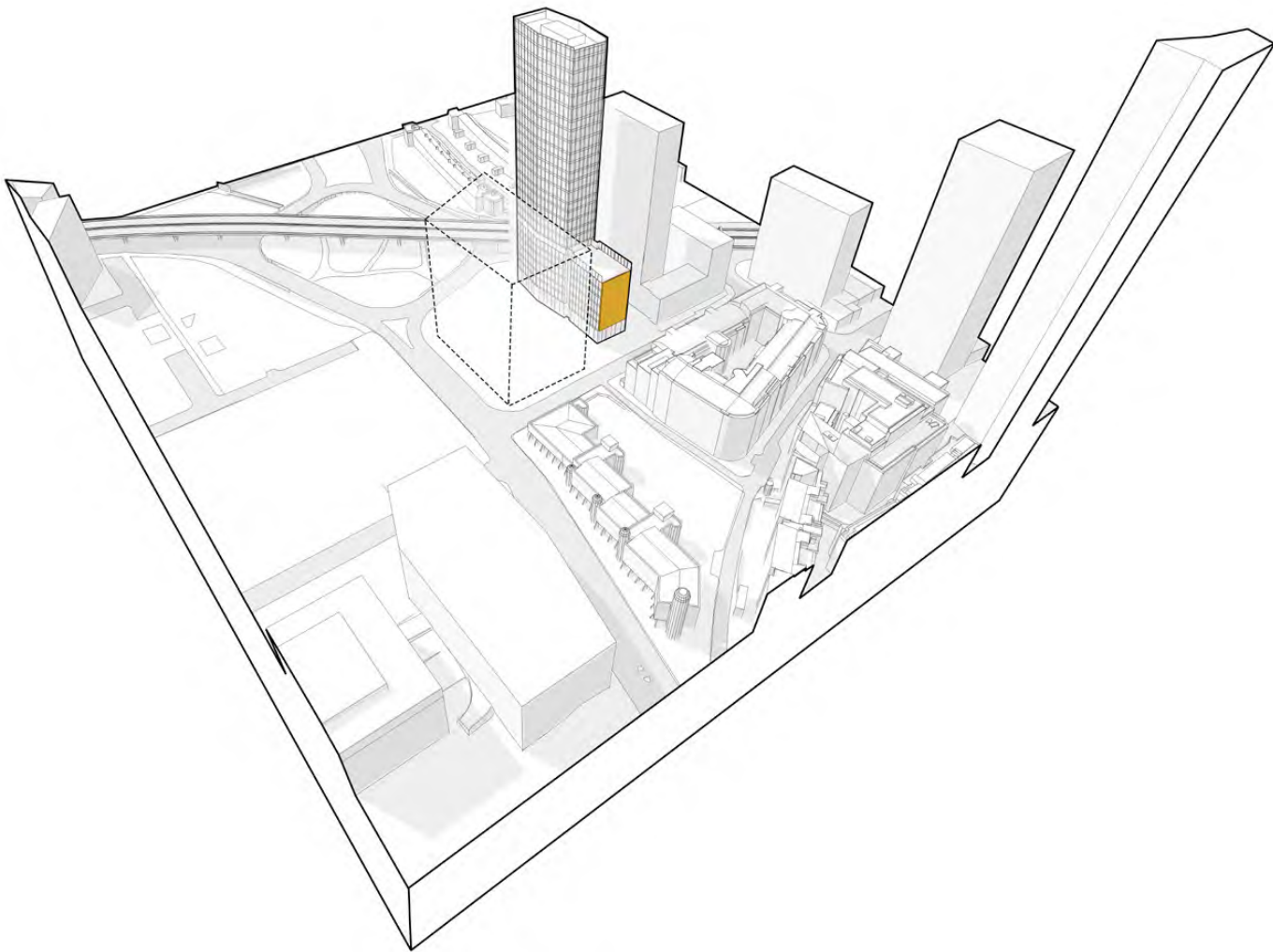
Design Principle 9

- The tower is articulated with fully glazed façades at the base and the 11th storey, providing relief to the massing and a sense of scale between human & city scale, as well as highlighting the locations of amenity spaces within the building's facade.



Design Principle 10

- The tower is to be clad in a glass unitised curtain walling system. This enhances the tower's appearance of 'lightness'. The system is made up of clear glazing, fritted glass to reduce energy use and prevent overheating, solid metal panels and perforated metal panels and perforate panels covering openable vents. The repetition of these elements across the facade forms a playful chequerboard pattern across the building's long elevations, which is rationalised down to a more open glazed facade on the north and south elevations of the tower.
- The northern facade of the building's shoulder block is to be clad in precast concrete, creating the canvas for a new piece of public artwork, giving the building a strong sense of identity.

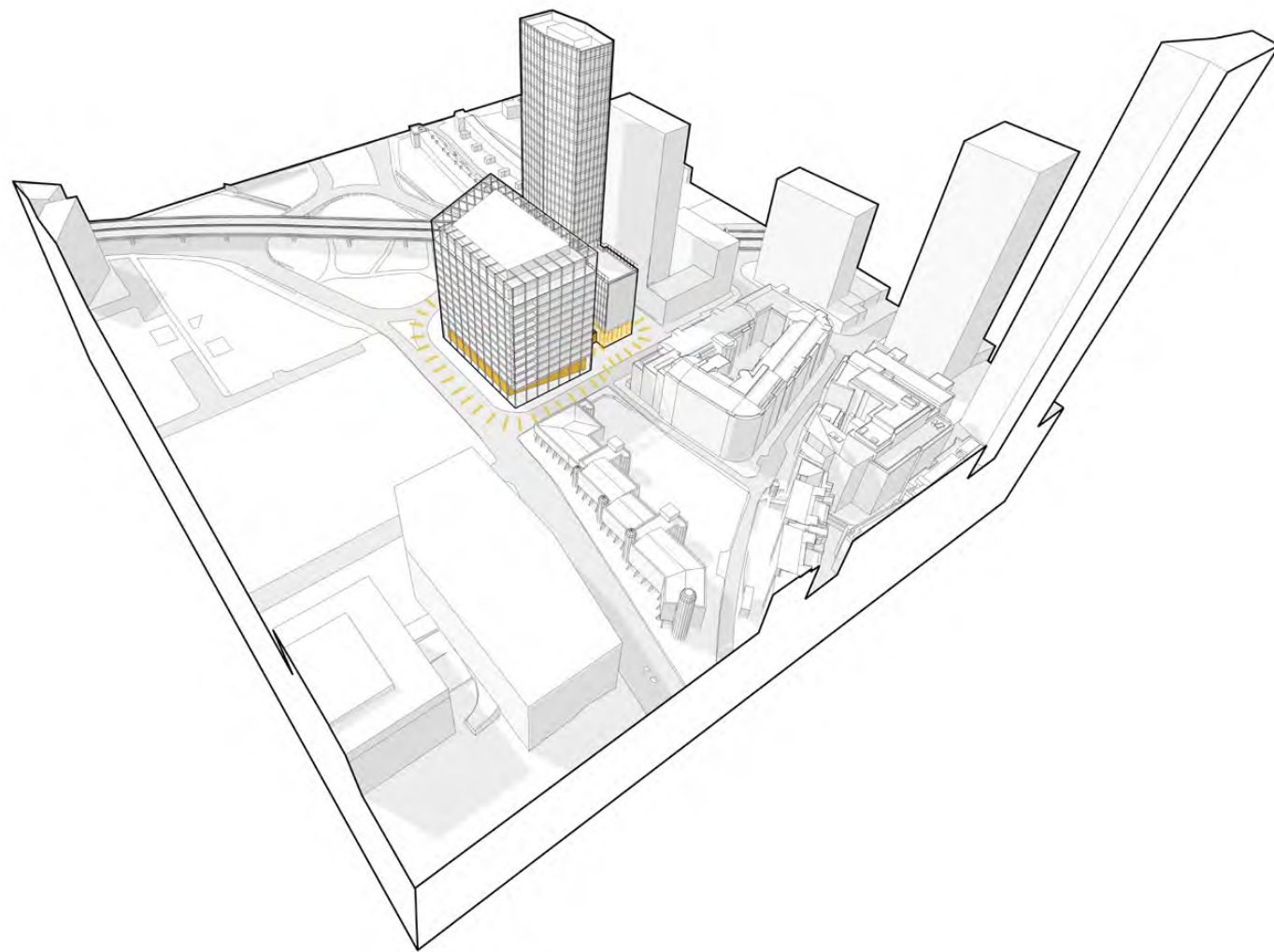


Design Principle 11

Relevant Design Principles from First Street SRF:

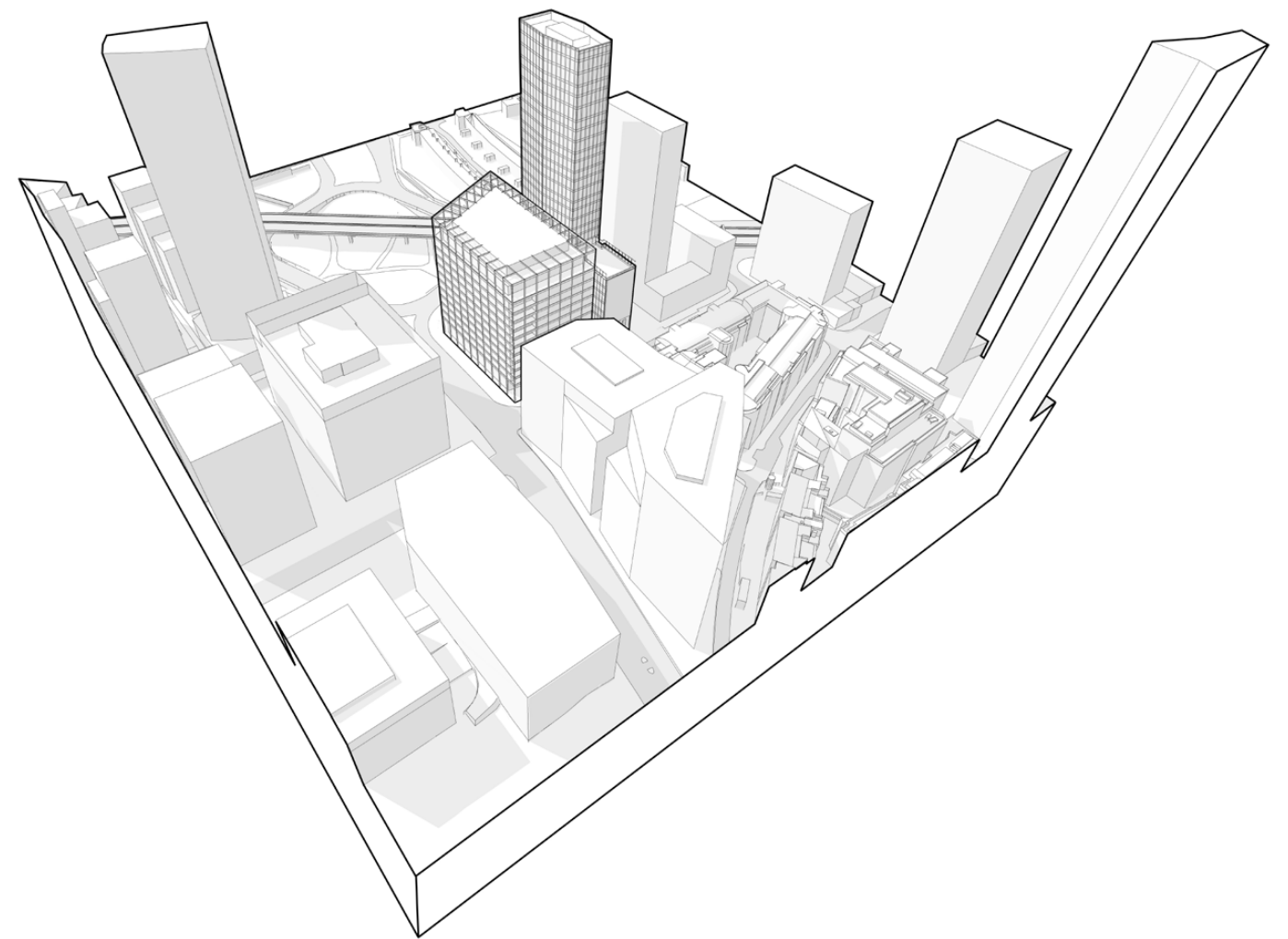
- The proposals should enhance the street scape and activity at street level

- The space between the two buildings is a covered service space. This allows the buildings to be outward looking and provide active to the surrounding streets whilst also allowing the buildings to be serviced appropriately and back of house spaces at ground level to be focussed into this area.



Design Principle 12

- Together these series of design principles provide the framework for a positive proposal that will enhance the First Street offering.
- The proposals are mixed use which embody the desire for Manchester to be a walk-able city with workspace, homes and leisure activities all within close proximity.



3.4 Developing the Façades

The elevations have been carefully considered so that each responds to orientation and each is read as an integral part of the composition of the wider development. A thorough analysis of precedent has informed the design process which developed the facade iterations described in this section.

The proposals have been presented twice to the Places Matter panel, who provide an independent design review of proposals in the North West region.

The design for the office block facade has seen subtle developments as the scheme has progressed. An early iteration of the design explored setting back the corten exoskeleton from the building's corners, opening these up. This has been adjusted to a closed corner, which was felt to strengthen the visual form of the building. Additionally, external terraces have been added to each office level, creating interest in the facade and giving breakout spaces for building occupants.

The tower facade has seen more pronounced developments from the design presented during public consultation in 2020, which featured a unitised curtain wall system broken down by staggered vertical louvres. This was judged to have an “uneasy sense of anonymity” by the Places Matter panel. Following this, the design was redeveloped to incorporate a pattern of perforated metal panels and fritted glass, giving the building a playful chequerboard aesthetic.

The tower facade design was further developed to differentiate between the long and short elevations, with the longer edge of the building sailing past the short facade, and a different crown treatment and higher percentage of glazing to the short elevations; allowing the building to respond to its context and make the most of open views past the Mancunian way to the south. A fully glazed facade to the 11th floor and ground floor amenity spaces creates a key moment in the building at these points, and breaks down the massing.



Tower facade iteration 1



Tower facade iteration 2



Tower facade iteration 3



Office facade iteration 1

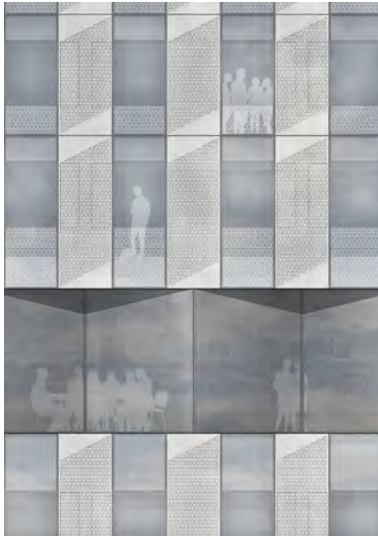


Office facade iteration 2

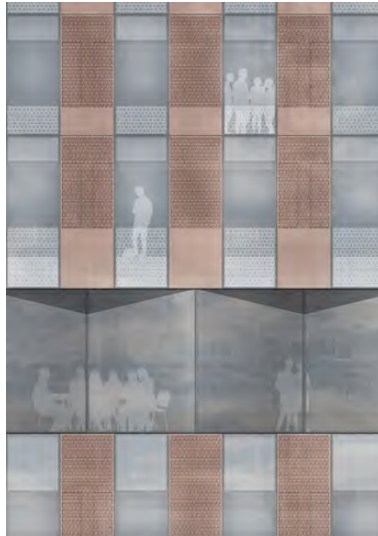
3.4 Developing the Façades



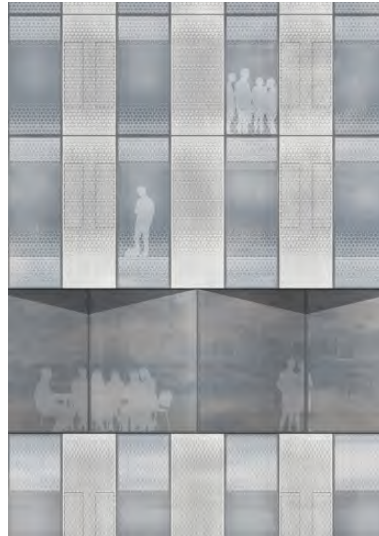
Tower bay study iteration 1



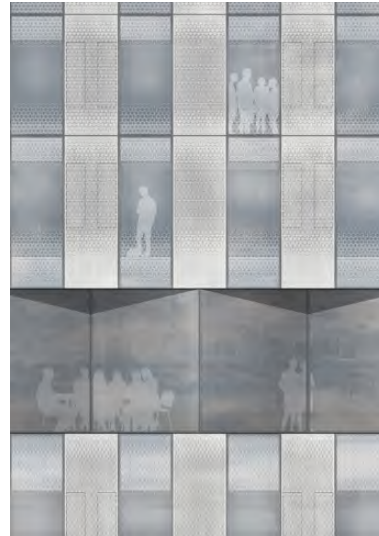
Tower bay study iteration 2



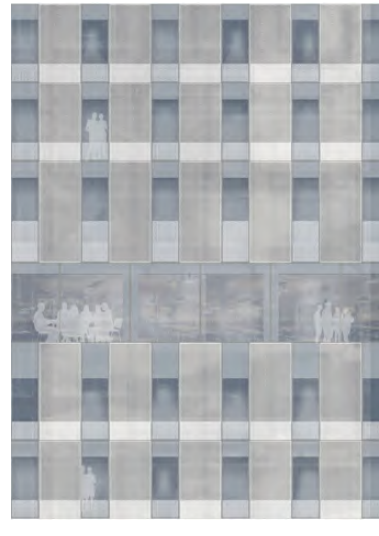
Tower bay study iteration 3



Tower bay study iteration 4



Tower bay study iteration 5



Tower bay study iteration 6

Much work has gone into the design for the unitised curtain wall system for Block B (the tower comprising purpose built student accommodation). Different proportions of glazing to solid were explored, as well as various treatments for solid elements, including the use of back painted glass, shadow boxes, and fritted glazing. Numerous patterns of perforation and colours have been tested for the metal panels, with consideration given to the appearance of these both up-close and on a city scale.

Our selected approach makes use of a light silver-coloured perforate panel, with a white frit to the glazing matching the pattern of the perforate panel. The subtle shifts in materials will blend together across the facade, creating a shifting chequerboard effect which will catch the light in a playful, almost pixellated manner.

The design for the facade to the 11th floor amenity space has also developed, going from a sawtooth to a flat profile, in order to strengthen the impression of the facade as a smooth, continuous skin to the building.

The shoulder block facade has seen significant development, with numerous options considered. We initially explored a range of precast concrete facade treatments that differentiated this element from the main tower block, but ultimately felt that this made it feel too separate. It was eventually decided that the unitised curtain walling system of the tower should continue on the shoulder block, but with a starkly contrasting end elevation, made from precast concrete panels which create a space for a new piece of public artwork facing onto the new pocket park on River Street. We will work directly with an artist to develop a design for this which compliments the design of the building itself. There is an opportunity for windows to be incorporated into the facade here, but the setting out of these will need to be developed alongside the design for the artwork itself.



Shoulder block facade iteration 1



Shoulder block facade iteration 2



Shoulder block facade iteration 3

4.0 Consultation

4.1 Pre-Application Consultation

The proposals have been developed through an iterative process in consultation with statutory and non-statutory stakeholders, including:

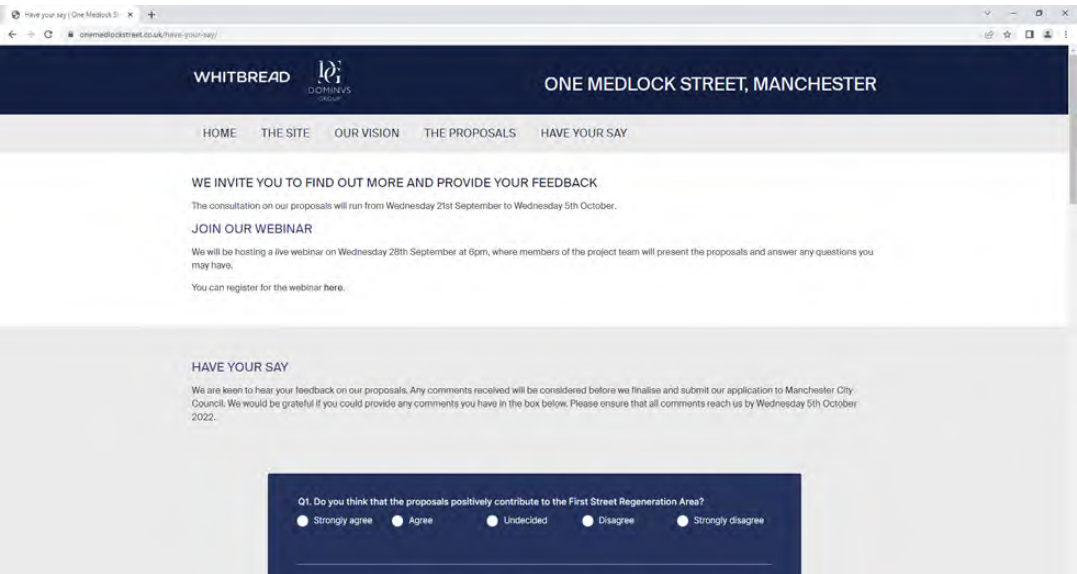
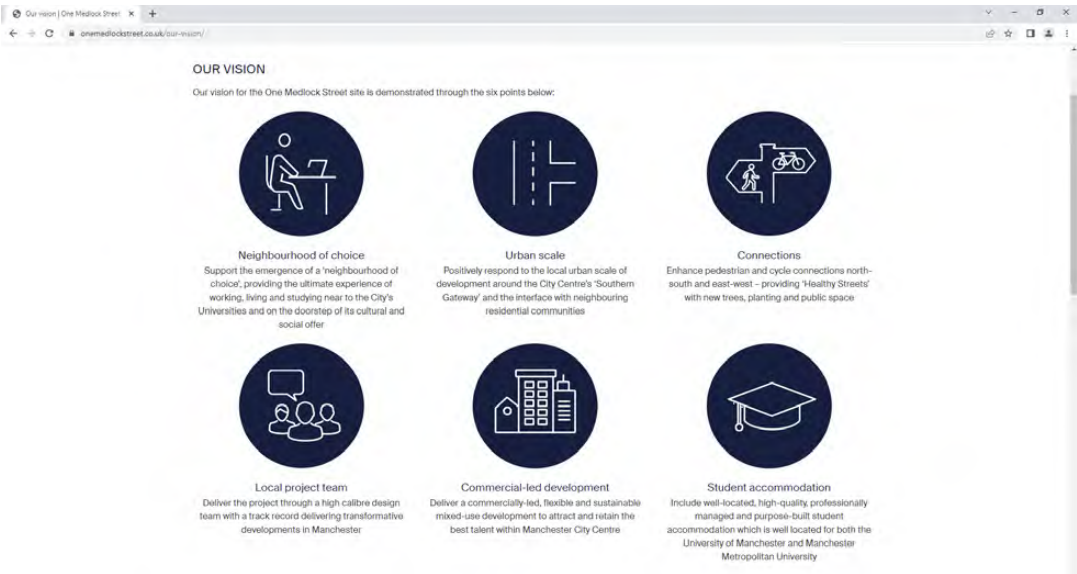
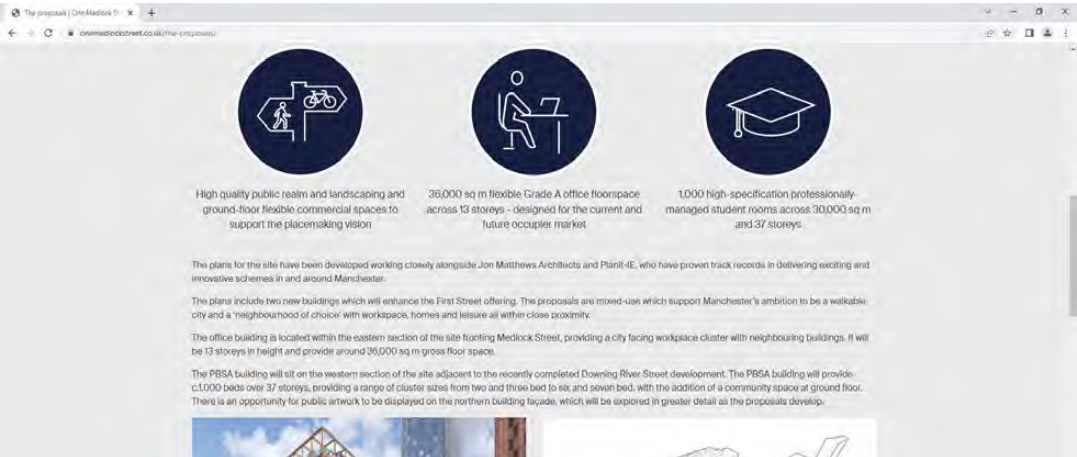
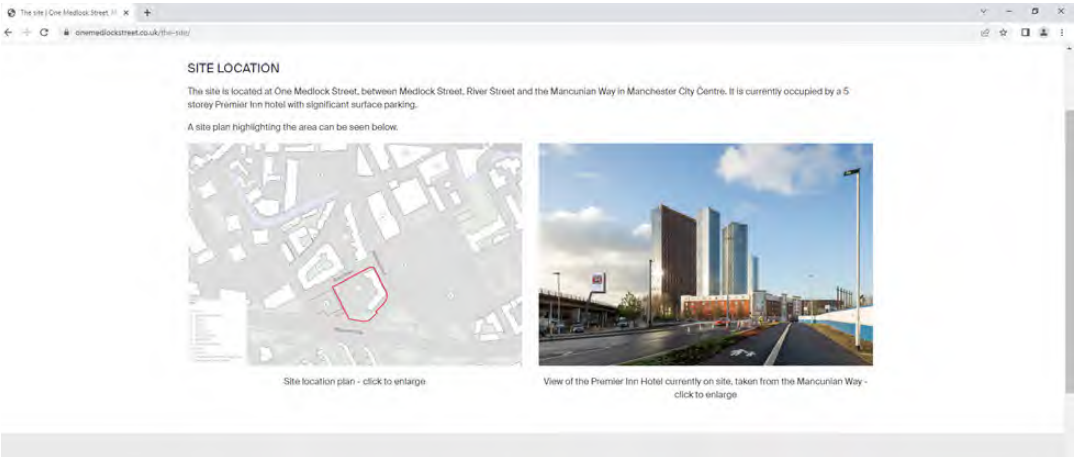
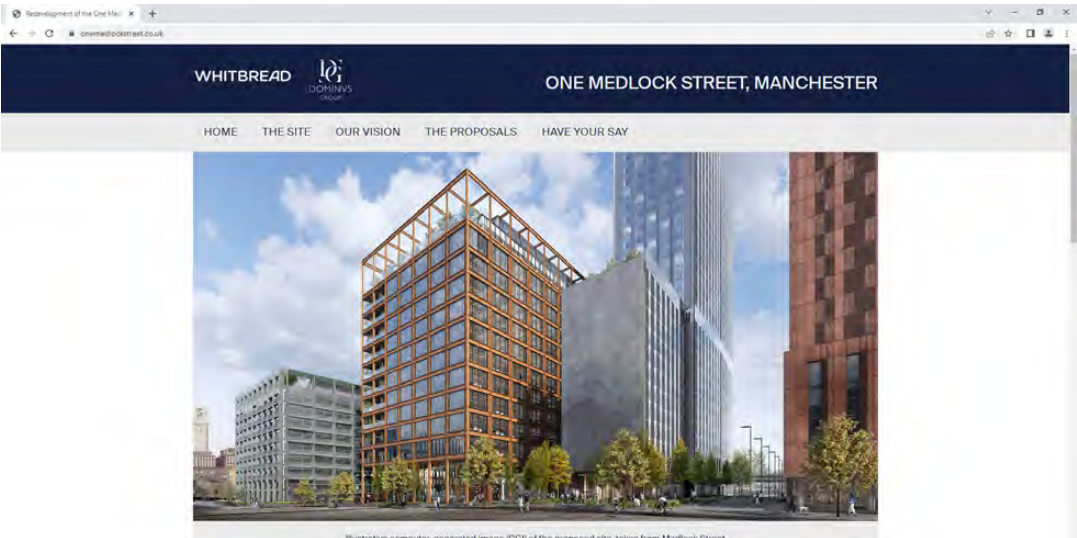
- Local Planning Authority
- Public Consultation
- PlacesMatter!
- Greater Manchester Police
- Local Ward Councillors

An online public consultation was held by the Applicant to inform local residents and businesses of the project and gain their feedback. It was felt that an online format for this event would be the most accessible approach, to allow the greatest possible public engagement.

The web site www.onemedlockstreet.co.uk went live on Wednesday 21st September. The event was also advertised through a leaflet delivered to nearby residents and businesses.

The local residents were also invited to a webinar on Wednesday the 28th of September, where the proposals were presented followed by a question and answer session. The event was well attended, with positive and constructive engagement from local residents.

Full details of the consultations undertaken, feedback received and design responses is included in the Statement of Community Engagement prepared by Turley, and submitted in support of this planning application.



Snap-shots of website

Greater Manchester Police Design for Security were consulted during the pre-application stage, and provided a crime impact statement on 25th October 2022.

The Crime Impact Statement makes reference to the main points of discussion as follows:

- landscape plan
- ground floor glazed elevations
- entrance to basement
- refuse collection
- access beyond reception lobby
- inter floor travel
- night access
- subdivision of floor space

Please refer to the landscape section in this report. Design responses to the above points are summarised as follows:

Basement
Access to the office basement is by both staircases and a cycle ramp which will be secured and controlled to permit access only to approved users.

Cycle parking access
The cycle store entrances off River Street and the south facade will be robust and access-controlled so that they are only accessible to authorised staff members/building residents. To mitigate risk of tailgating and unauthorised access the internal entrances taken off the cycle stores will be security-certified and access controlled. All areas and entrance will be covered by CCTV.

Refuse Collection
The bin stores are located at the ground floor. Access to them will be controlled so that they are only accessible to authorised staff members. On the day of collection the refuse vehicle will gain access to the shared central service area through the secured gates to the south, collect the refuse and then exit from the secured gates to the north.

Access beyond reception
In the office building speed gates adjacent to the reception desk control access to the lift lobby to approved users. Visitors' access will be controlled by the building managers. In the PBSA building the concierge will control residents' and visitors' access.

Access to staircases
In addition to two sets of escape stairs connecting all floors in each building, a staircase connecting the ground to the first floor, and a separate stair connecting the ground to the basement is proposed in the office building. The PBSA block will contain stairs connecting the ground to the mezzanine floor in the cycle store and plant space. Access from the lobbies will also be secure and controlled.

Inter-floor travel
The stairs between floors are located in the landlord areas. Access beyond landlord areas is controlled by fob.

Night access
The buildings will have an on site security presence 24 hours a day. Details of access controls will be finalised with managing agents and the design team.

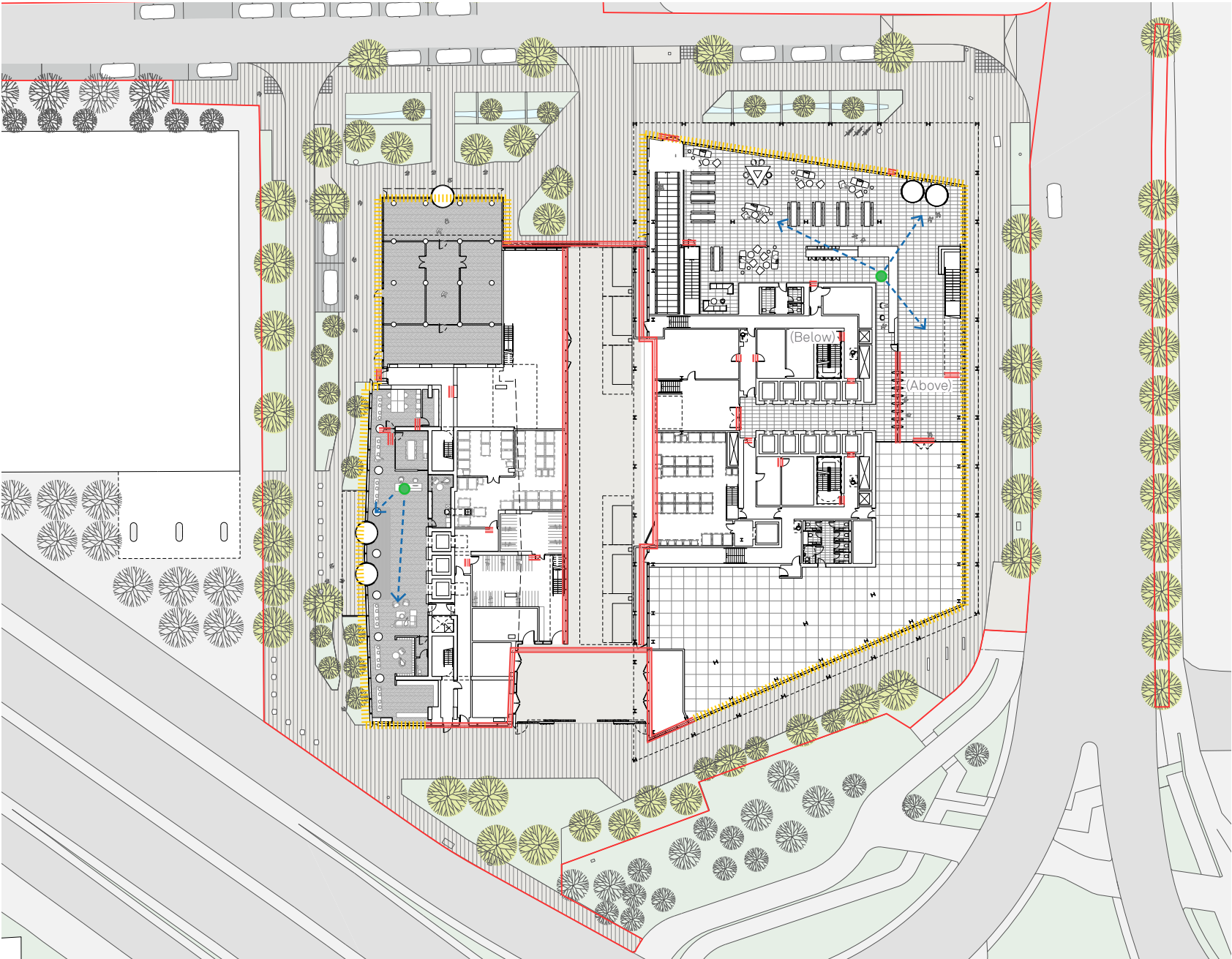
Central service area
The central service area will be secured and controlled to permit access only to approved users.

Subdivision of office floor space
Any subdivision of floor space will result in individual access controls.

Street animation
It is anticipated that the development will increase activity levels and therefore natural surveillance and ownership in the area. The manned receptions will also increase natural surveillance.

Active frontages
The office reception, ground floor commercial unit and shared work space, along with the PBSA reception and community space will all provide active frontage to the building.

Primary entrance
The primary office and student residential entrances lead directly to the receptions and ground floor amenity spaces. Lift lobbies will be accessible through access control points in the office. The reception desks will have excellent views of the entrances.



- Key
- Active frontage
 - Security / access control
 - Reception
 - Line of sight

The proposals have been subject to independent design review by Places Matter in September 2022.

The panel “continues to support this scheme, which it feels has many positives”.

Comments raised by the panel and its subsequent report have been considered as part of the design development.

The panel felt that the main points for consideration were:

- 1. Integrate the artwork on the gable end of the PBSA block with the scheme as a whole.
- 2. Review the indentation of the service yard between the two blocks to limit ‘blind spots’ in the design.
- 3. Consider how the office block colonnade can better relate to a human sense of scale.
- 4. Consider the facade treatment of the 11th floor amenity space within the tower.
- 5. Consider recessing the facade of the tower at ground floor, bringing the columns outside of the building.

Landscape design is described in the Section 06 of this report.



1. Integration of the gable

“There was some debate regarding the introduction of artwork to the gable end of the lower element of the PBSA building... If you choose to pursue this, then make sure it is a true collaboration between artist and architect, has full dialogue with the other elevations of the building and avoid any sense that it feels “stuck on”. The artwork needs to have the same design life as the building itself. Your example of the Niall McLaughlin Architects ‘Elgin Marbles’ on the athletes housing in the London Olympic village, is clearly fully integrated with the building form. It is very important that this element works with both the architecture and the community uses at ground floor level, celebrating a connection to the functions of that space and giving it a function in creating a destination point for the building. The artwork needs to be given a grid that relates to the rest of the building, within which it can be created, so revisit your brief to include this.”

“The cluster rooms don not appear to have any views over the exterior space, so add windows to allow this, as the distances for overlooking are not felt to be prohibitive.”



Gable end of Block B - proposed image cast into concrete



Gable end of Block B - proposed sculptural art

Design Response:

It is agreed that the design for the artwork to the north facade of the PBSA shoulder block must be carefully considered, and that we will need to develop a rigorous brief and work closely with the chosen artist for this piece of work to reach its full potential.

We agree with the panel's advice to incorporate windows into this facade, allowing views over the new pocket park. However, we believe that these windows should be fully integrated with the design for the artwork on the facade, and we therefore feel it pertinent to refrain from suggesting what these might look like until discussions over the artwork design are underway.



Gable end of Block B - proposed mural



Gable end of Block B - proposed light installation

2. Indentation to the service yard
“The indent... reveals a more ‘back of house’ that lacks any real engagement. You were asked to revisit this and see how bringing the building line forward might avoid “inviting people to do nothing” and creating a blind spot ‘negative’ in the elevation here.”

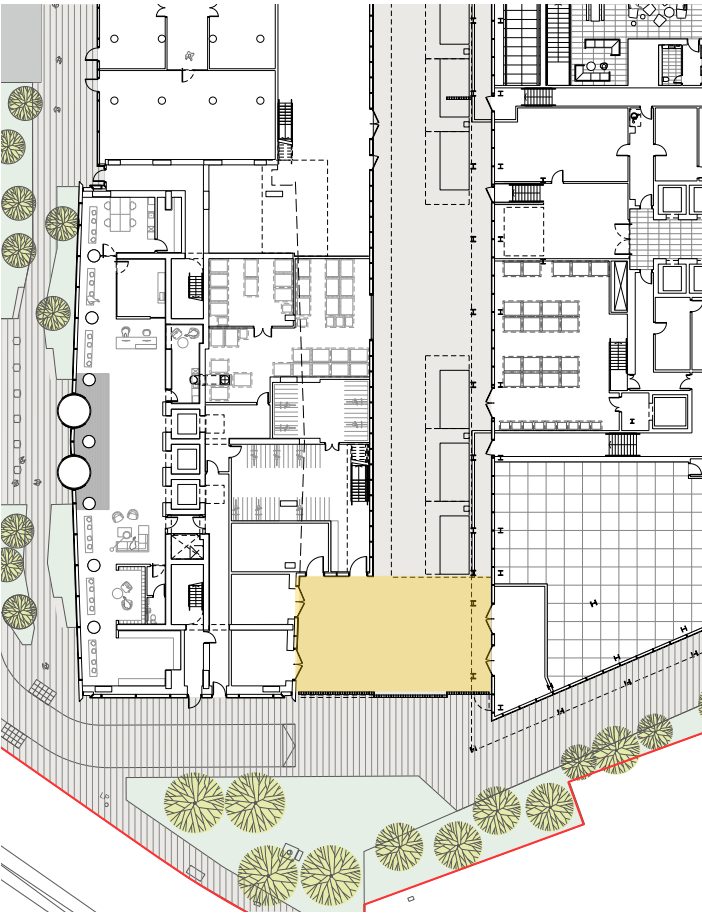
Design Response:
The position of the gate to the service yard was reviewed with the transport consultants to ensure that this would not restrict the movement of service vehicles passing through the service area. This was approved, and found to give additional functionality to the service area. The line of the gate has therefore been brought forward to remove the indentation, preventing the creation of a blind spot in the elevation.



Key
Service yard extension



Ground floor plan - presented



Ground floor plan - New service yard proposed

3. Human scale of the office block colonnade
“Whilst the panel remains generally positive about the office block, which has a very ordered, Chicagoesque, feel to it, there was some debate regarding the human scale of the double height ground floor. This reads correctly at scale as a double height from distance, but the balance between scale and volume might be improved as a true colonnade, that would also give greater shelter.

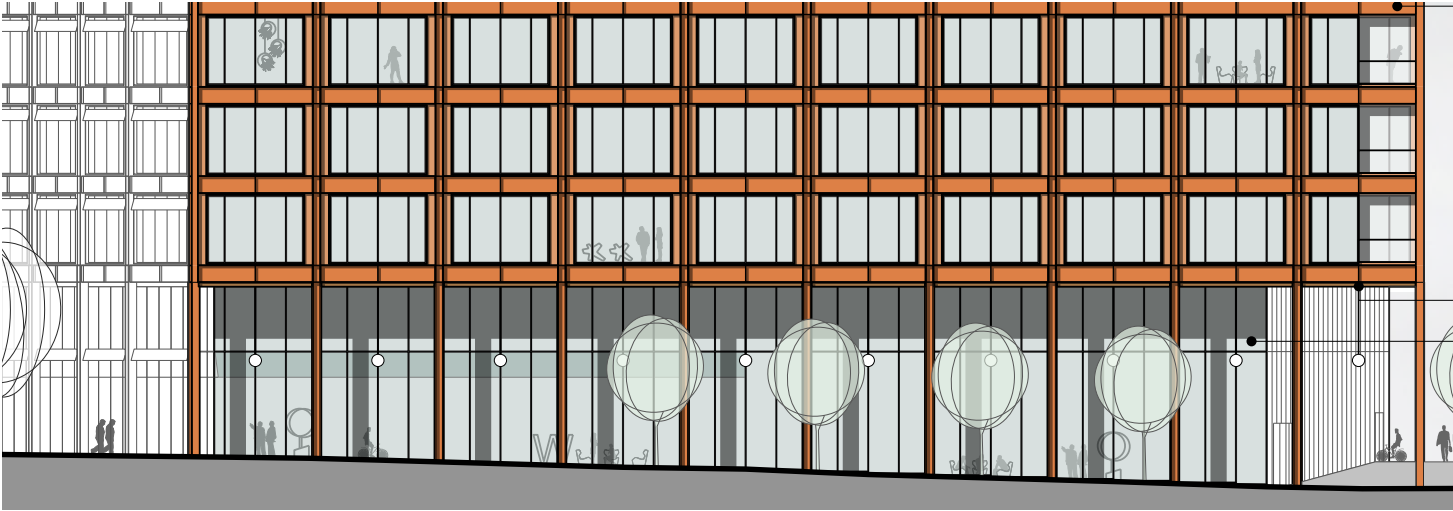
The soffit is much higher than a human, but the expressed white line of the *briese-soleil* is at a more comfortable human scale. The interaction of the lower two floors is important for pedestrians, so you were asked to make further studies of this point to enable you to retain the double height order whilst adding human scale.”

Design Response:
An option was tested which reduced the height of the colonnade to single story, however it was felt that this gave a somewhat jarring effect, which felt small and mean in comparison with the scale of the building. The double height colonnade is also a feature of other planned office buildings in the site’s immediate context, and we believe that its use here is important in tying the building in with its surroundings.

Therefore, we have chosen to retain the double height colonnade, but introduce elements to break the scale down in other ways. The *briese soleil* discussed in the review fulfil this function on the south elevation, but in addition to this, feature lighting will be added to the colonnade on all elevations. This will be suspended below the soffit, at a similar level to the *briese soleil*, and will break down the massing whilst also adding an interesting focal point to the design.



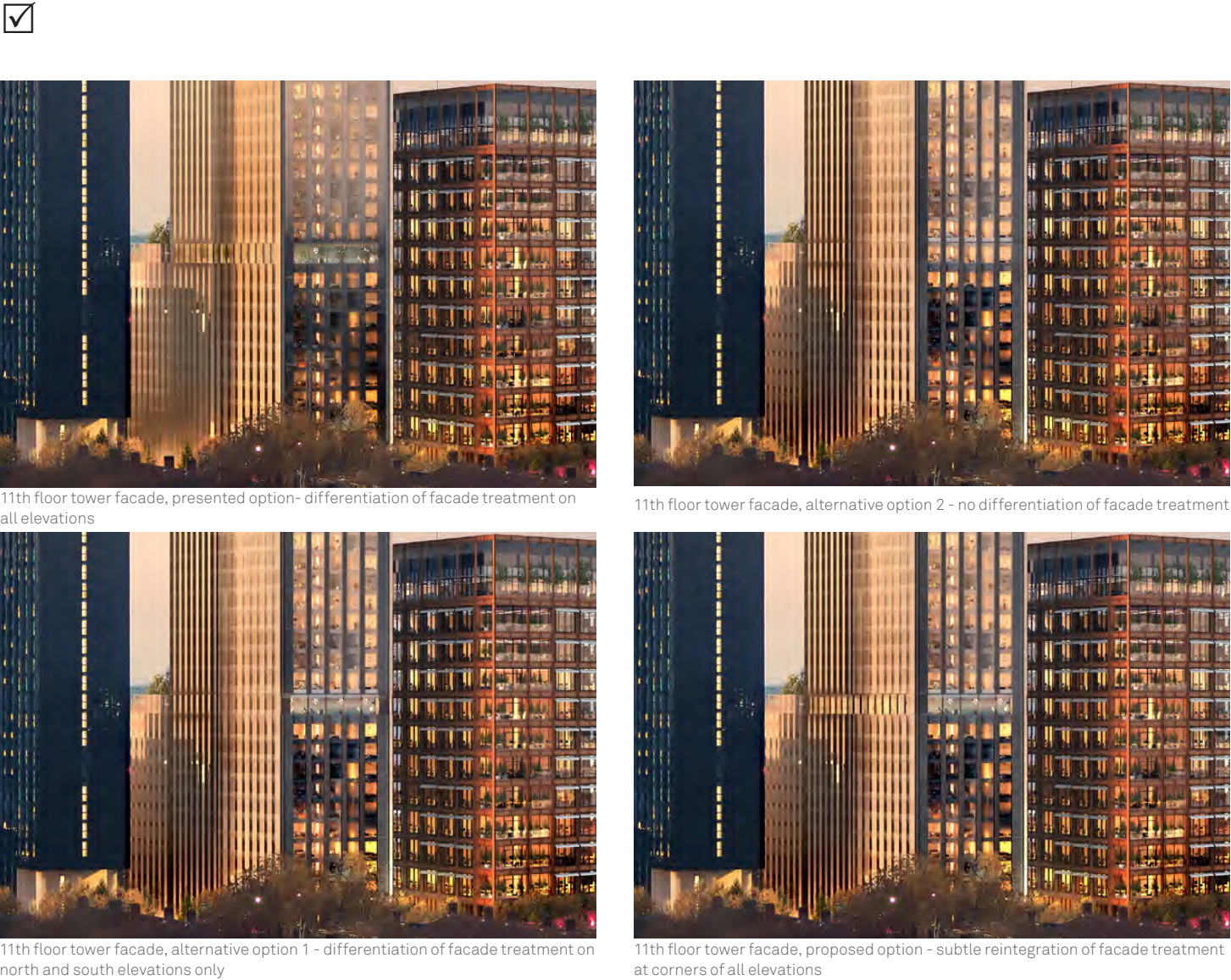
Office block east elevation - presented



Office block east elevation - suspended feature lighting proposed

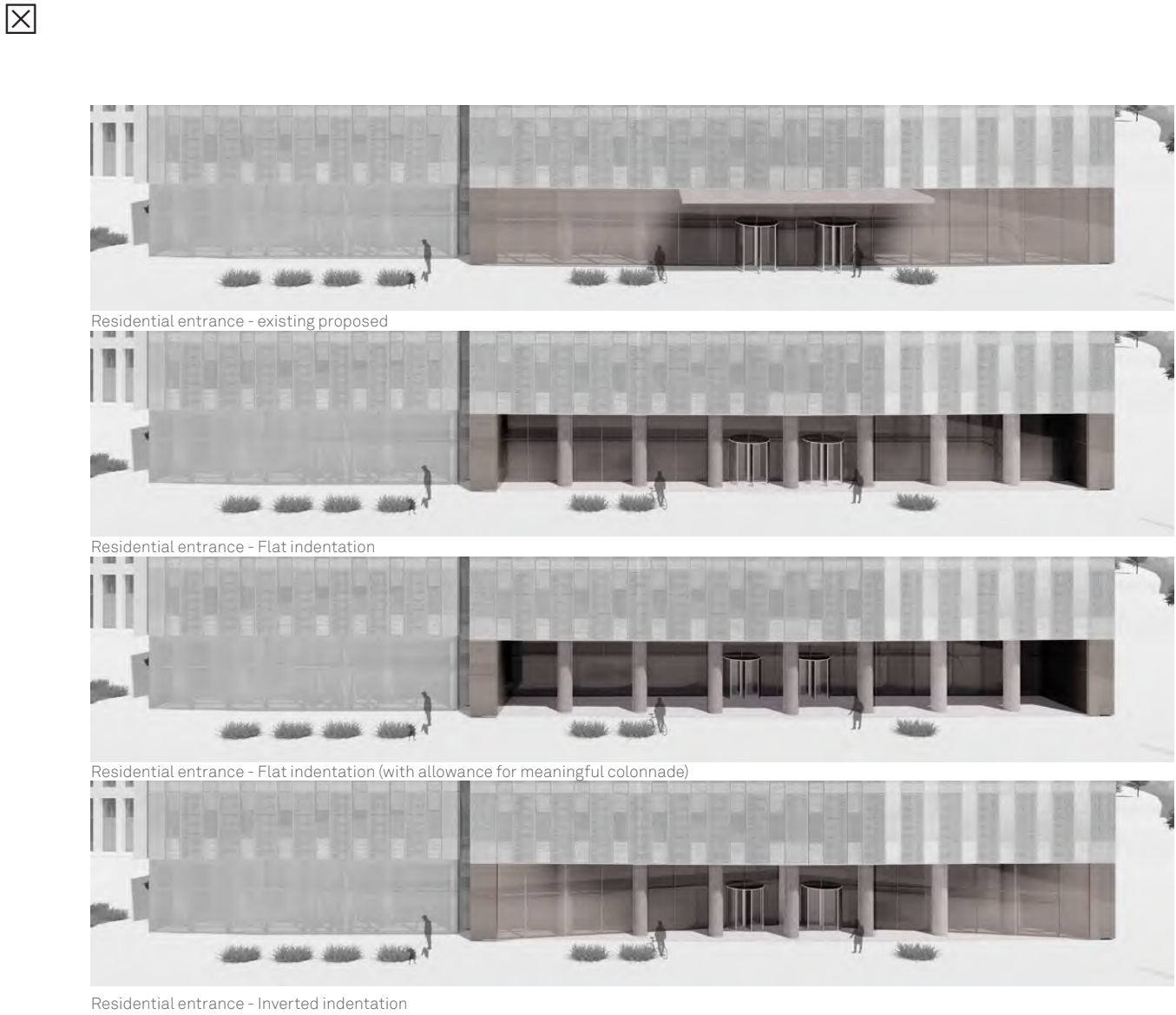
4. Facade treatment of the tower's 11th floor
“The creased approach to the PBSA building was felt to be a very elegant form. The vertical recess that separates the two blocks works, but the recess is less successful at the shoulder level, as the horizontal band has the visual effect of connecting the elements back together.”

Design Response:
Following the feedback from the panel, alternate options for the 11th floor facade were considered, including entirely removing the expression of the amenity space here, and only expressing it on the short elevations. We believe that it is important to maintain some level of differentiation in the facade at this floor, as the larger glazing modules reflect the more public, communal activities taking place within the spaces internally. The building's facade as a whole has been determined by its function, with the perforated panels allowing for ventilation, and the fritted glazing suiting the internal layouts of the rooms. Differentiation of the 11th floor facade serves to maintain this logic. However, we also accept the panel's view that the extent of horizontal banding in the presented option is detrimental to the building's appearance as a whole. Therefore, our proposed solution is to maintain the building's sense of verticality by adjusting the corner panels to match the other floors, whilst leaving the majority of the facade on this floor as fully glazed curtain walling.



5. Facade set-back at ground floor of tower
“You were asked to consider bringing the glazing back behind the round columns, to aid the townscape journey, give a more immediate connection with the outside spaces and make the narrow street wider.”

Design Response:
A series of options were explored for recessing the glazing behind the columns at ground floor. These showed that in order for such a move to be successful, the facade would need to be recessed significantly, by around 4.5m, which would allow this space to be used as a covered walkway. However, this would impact heavily on the functionality of the reception area internally, which is only 7m deep currently, and eliminate the spaces required for the post room, parcel store, and other service spaces for the reception area.



5.0 Design Principles

5.1 Use & Amount

Block A area schedule

Floor	Office GIA		Office NIA		Efficiency
	m²	ft²	m²	ft²	%
Basementr	1,560	16,792			
Ground	2,400	25,834	604	6,496	25%
1st	2,045	22,012	1,480	15,931	72%
2nd	2,758	29,687	2,246	24,176	81%
3rd	2,758	29,687	2,246	24,176	81%
4th	2,758	29,687	2,246	24,176	81%
5th	2,758	29,687	2,246	24,176	81%
6th	2,758	29,687	2,246	24,176	81%
7th	2,758	29,687	2,246	24,176	81%
8th	2,758	29,687	2,246	24,176	81%
9th	2,758	29,687	2,246	24,176	81%
10th	2,758	29,687	2,246	24,176	81%
11th	2,758	29,687	2,246	24,176	81%
12th	2,214	23,831	1,698	18,277	77%
13th	695	7,481			
TOTAL	36,494	392,821	26,242	282,464	72%

Amount

The quantity of development is detailed in the following area schedules. Full planning permission is sought for construction of two buildings: Block A comprising ground plus twelve storey plus basement providing 26,242 m² (NIA) of office and commercial space (Use Class E) in a 36,494 m² (GIA) building, and Block B comprising ground plus 37 floors providing 1,014 student bedrooms incorporating a covered share service area at street level and landscaping and public realm works.

The basement of Block A will contain plant, cycle store and changing facilities.

Use

The proposed use for Block A is office (Use Class E) with has external terraces on typical floors and external terrace space at level 13. The ground floors of Block A will accommodate double height reception spaces as well as shared work space for informal meetings and breakout spaces. The proposed use for Block B is purpose built student residential (PBSA) (Use Class Sui Generis) with amenity at ground, first and 11th floor and external terrace space on the roofs at level 11 and level 37. Block B also incorporates a shared flexible community space at ground floor level.

Block B area schedule

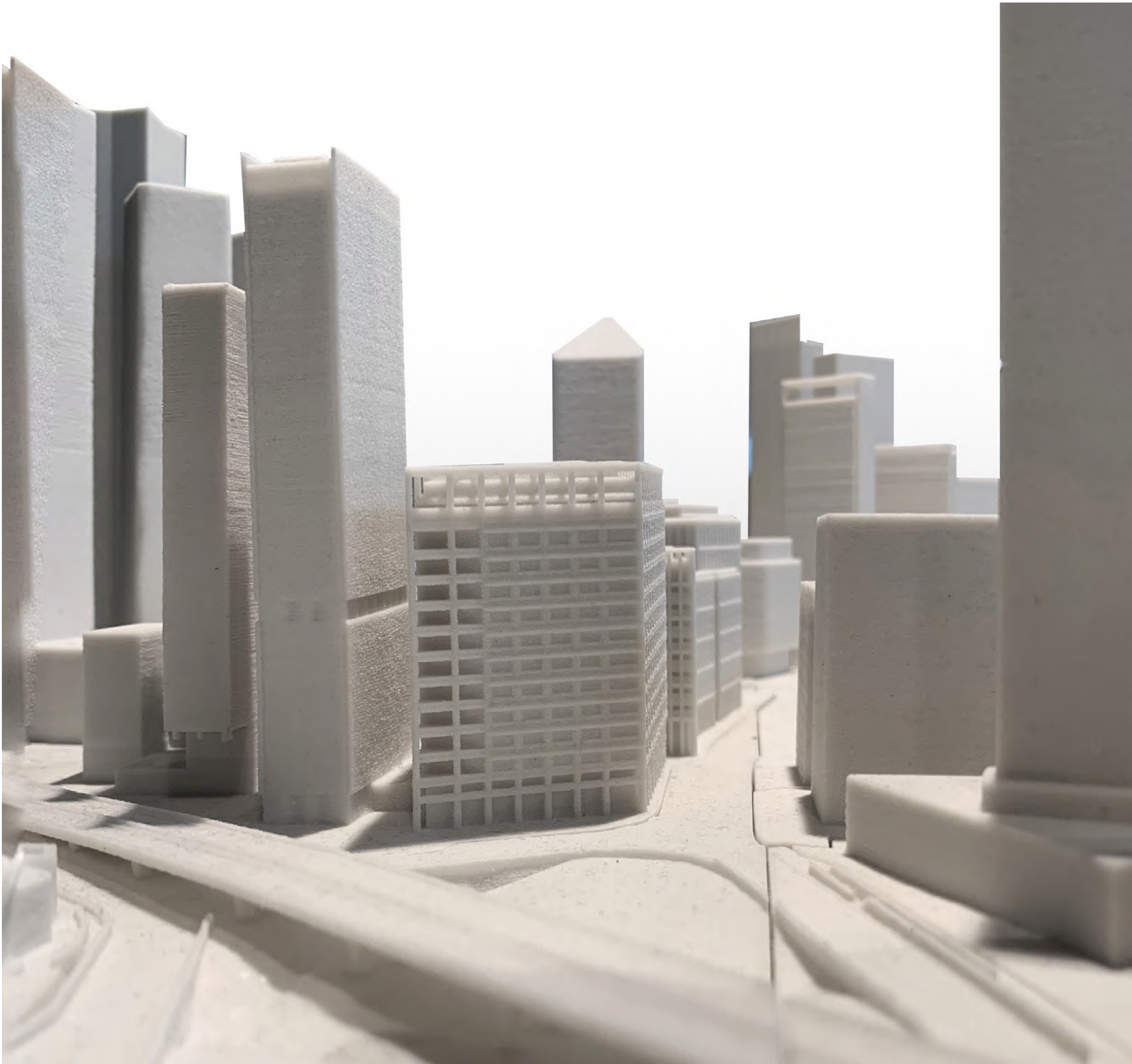
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Notes

1. GIA does not include window reveals. GIA includes perimeter columns unless part of the external wall.
2. GIA / room excludes GIA associated with community space.
3. Amenity space does not include WCs, circulation space (except reception), cycle store, FM store or external terraces.
4. Room areas based on Net Sales Area: this area includes vertical ducts such as soil pipes and bathroom pod walls.

The total GIA for the PBSA block includes the area for the community space. GIA excluding the community space equals 29,675m²/319,422 sqft.

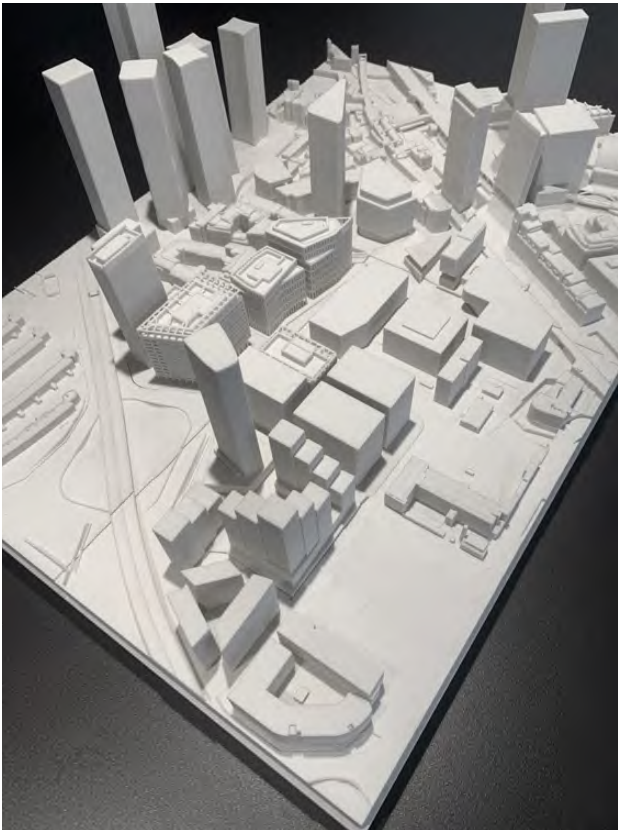
5.2 Scale and Massing



Looking north up Medlock Street



Plan view - SRF vision for future development



Looking north west - vision for future development

Scale has been used in a very specific and direct response to context and orientation which gives the development a clear identity and provides a significant number of high quality student residential units and office accommodation.

The scale and mass has been determined by the use of the buildings. The site sits to the south of a number of new developments as part of the First Street Strategic Regeneration Framework and is at a scale that is consistent with the recent developments, proposed permitted developments and later proposals that form part of the SRF.

The elements of the proposed development are arranged parallel to Medlock Street defining the edge of the site and creating outward looking buildings with active frontages to the surrounding streets. The local area will benefit from an improved streetscape and be a key part of the walkable city for local communities.

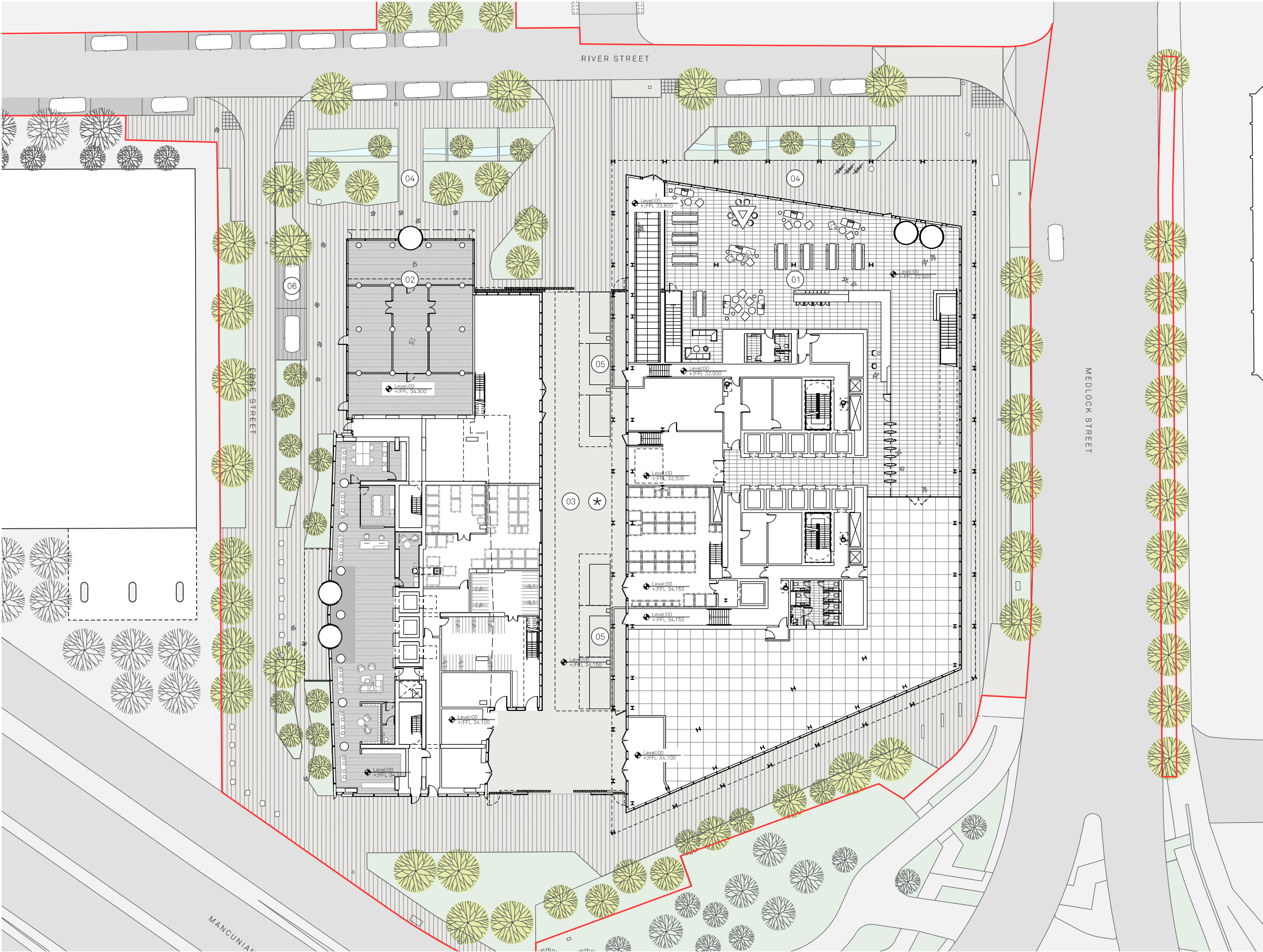
The office building front door faces the city on Medlock Street while the entrance to the PBSA building faces onto Edge Street. The PBSA building steps away from City South to provide a generous public space in front of the building. The community centre within the PBSA building faces onto this new space, addressing the local community along River Street.

For both buildings the main entrance and reception is a dynamic double height space providing a strong relationship with the public space.

Servicing is provided from a dedicated route away from the public park which accesses the shared service area as the focus of all the ground floor back of house spaces for both buildings.

Key
1:500 @ A3

- 1. Block A
- 2. Block B
- 3. Service area
- 4. Proposed landscaping
- 5. Internal parking bays and electrical charging points
- 6. External parking bays and electrical charging points
- * Service area

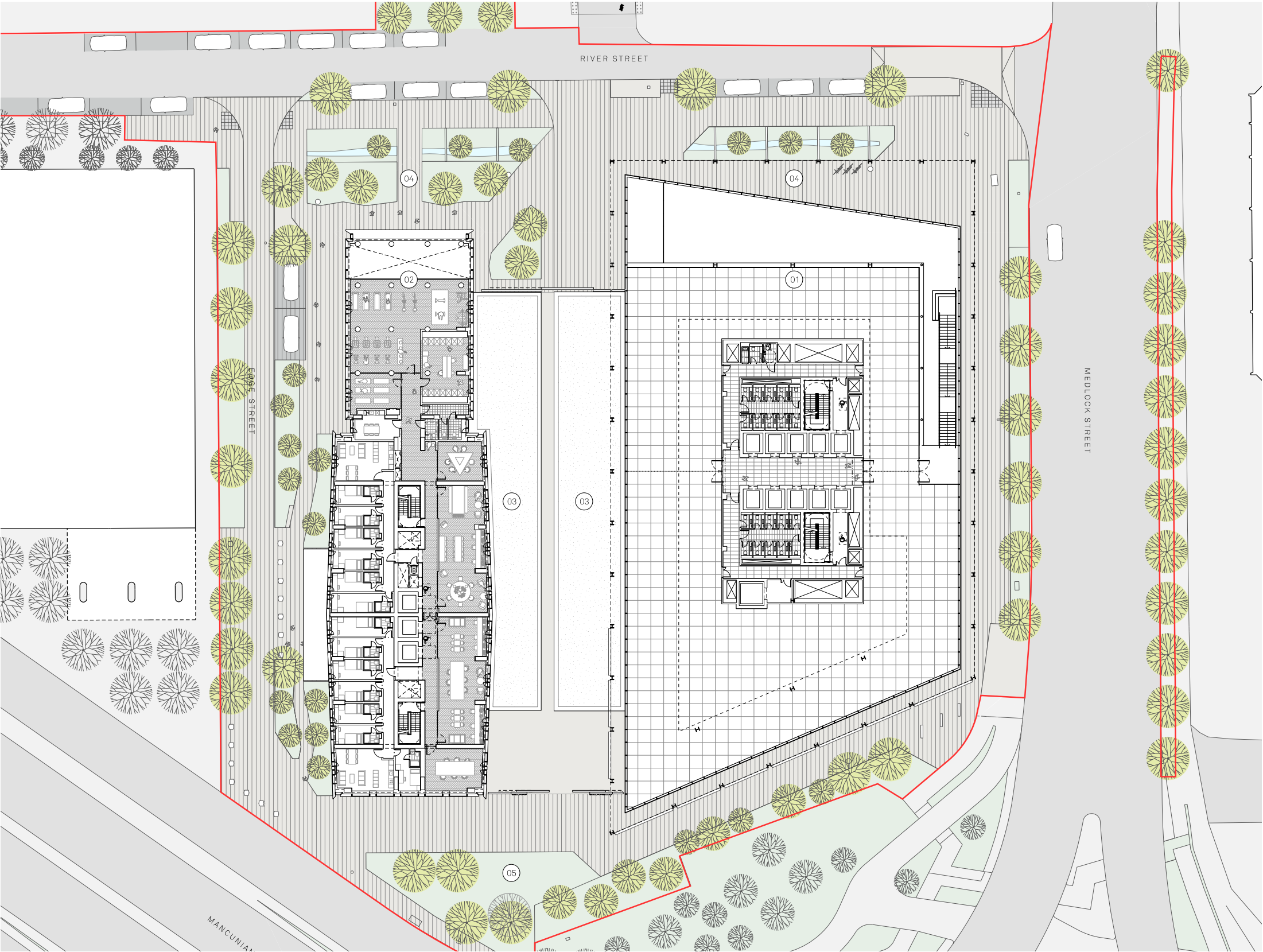


5.3 Layouts -Masterplan - First Floor Plan

In the office building the first floor provides a floor plate with the net office space wrapping around the central core.

In the PBSA building at first floor, high quality student amenity spaces face the public park on River Street, and line the east side of the building, whilst the remaining area provides two cluster apartments of 6 and 7 bedrooms.

At this level the shared service area canopies are covered with a green living roof.



Key
1:500 @ A3

- 1. Block A
- 2. Block B
- 3. Service area
- 4. Proposed landscaping

5.4 Layouts - Block A - Basement Floor Plan

The basement of the office building is occupied by the cycle store, shower, changing and drying room facilities along with plant. This allows the ground floor level to be as active as possible. The cycle store is and essential part of the DNA and identity of the scheme.

Cyclists can secure their bikes in a generous and well designed cycle store with double stacker cycle racks making efficient use of the space. Cyclists enter the building down a dedicated cycle lane to the north of the office building.

An additional feature staircase is provided within the bicycle store enabling users to access the reception directly after securing their bike.

- Key
1:250 @ A3
1. Stepped ramp

2. Lift lobby

3. Escape stairs

4. Fire fighting lift

5. Workshop & landing area

6. Cycle store

7. Male changing, showers & drying room

8. Female changing, showers & drying room

9. Gender neutral shower

10.Accessible shower

11.Goods lift

12.Plant space

13.Stairs to ground floor

14.Smoke vent

15.Service riser
-
-

The office building main entrance and reception is a generous double height volume that connects the pedestrian entrance, the shared workspace and the basement cycle store creating a dynamic entrance sequence visible along Medlock Street.

Dedicated loading and service bay, refuse provision and the substation are provided to the west of the building. The slow steps access into the basement cycle store can be seen along the north elevation.

The ground floor envelope is set in from the upper floors, creating a sheltered colonnade around the perimeter of the building, to protect passers-by from wind and rain, and to provide shade internally.

- Key
1:250 @ A3
1. Entrance

2. Reception

3. Speed gates

4. Lift lobby

5. Escape stairs

6. Fire fighting lift

7. Escape route

8. Shared workspace

9. Feature stairs to first floor

10. Commercial unit

11. Accessible WC

12. Gender neutral WC

13. Refuse store

14. Post room

15. Staff welfare

16. Back of house

17. Comms room

18. Security room

19. LV switch room

20. Goods lift

21. Substation

22. Smoke vent

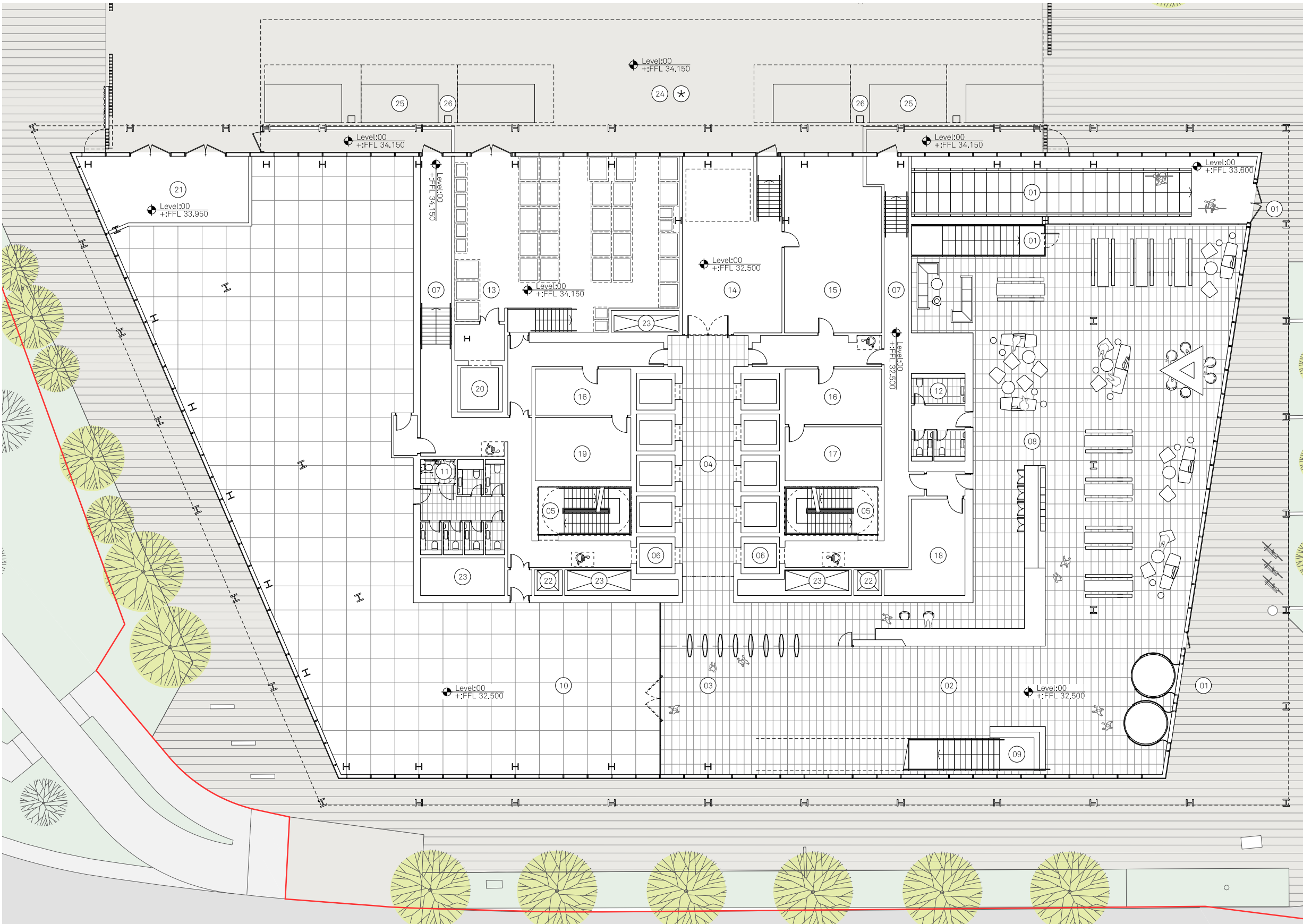
23. Service riser

24. Service area

25. Parking bay

26. Electrical charging point

* Service area



5.4 Layouts - Block A - First Floor Plan

In the office building the first floor provides a floor plate with the net office space wrapping around the central core which has been designed to allow for floor-plate to be split into two.

The floor plate is reduced on this level to allow for the double height areas at the ground floor. The reduction in space will create dramatic view into the void from the office whilst looking out to Medlock Street and the entrance colonnade.

A feature staircase offers a direct link between the two levels.

Louvres along the building's south facade, and across part of the west facade, offer solar shading, protecting building users from glare and limiting solar gains.

Key
1:250 @ A3

1. Lift lobby

2. Escape stairs

3. Fire fighting lift

4. Male WCs

5. Female WCs

6. Cleaners cupboard

7. Gender neutral WCs

8. Accessible WC

9. Goods lift

10. Smoke vent
11. Service riser

12. Office

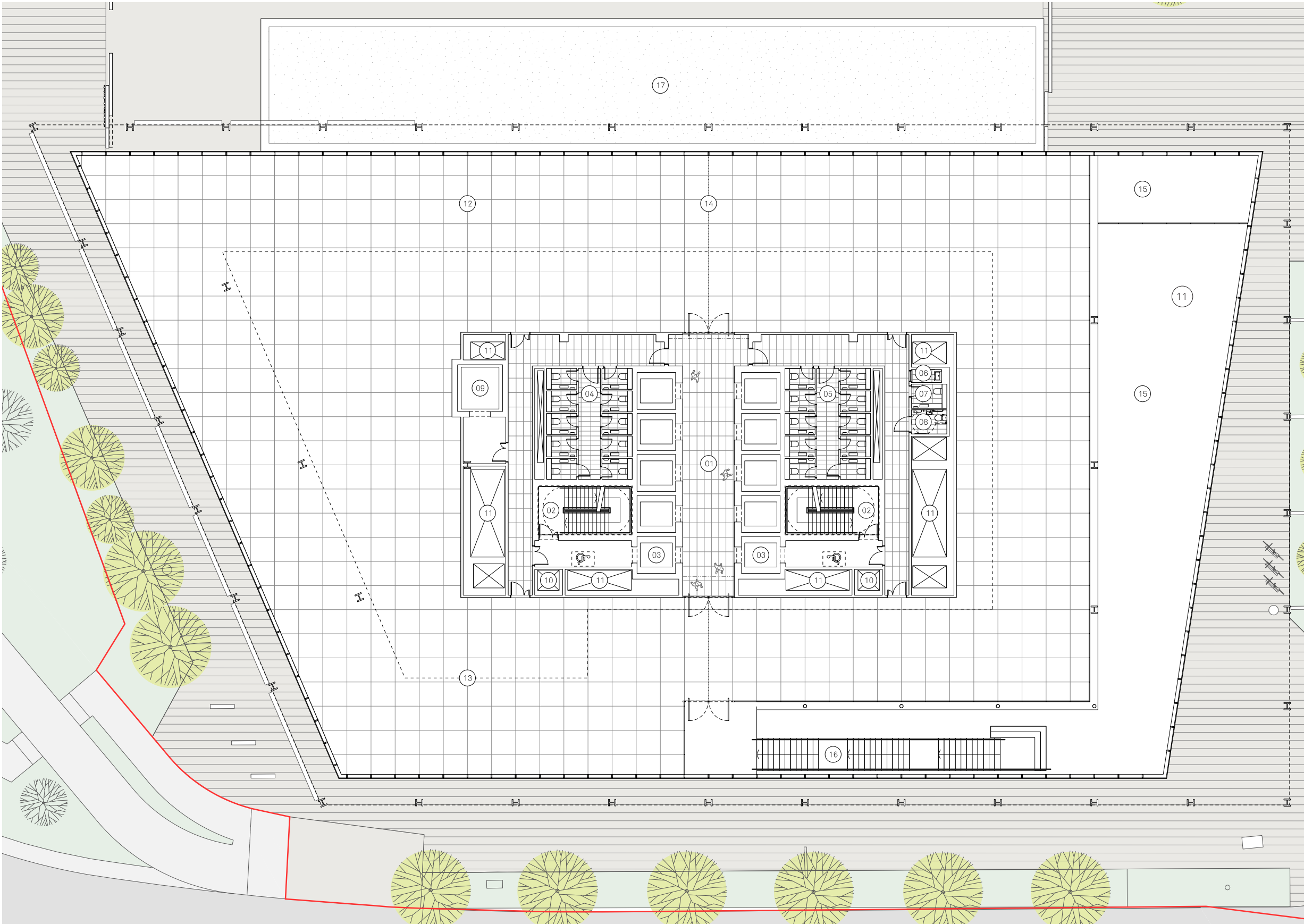
13. 6m prime zone

14. Primary split

15. Void

16. Stair to ground service area

17. Green roof to service area



Floors 2-11 show a typical office floor plate. The net office space wraps around the central core which has been designed to allow for a primary 2 way split. The design can also accommodate a four way split if desired. The core has been carefully coordinated to allow for access and service requirements.

The building's core is located centrally, to maximise the building's active frontages, and allow high levels of daylight across all of the office spaces, therefore reducing the building's reliance on artificial light.

Each floor has access to two outdoor terraces which benefit from city views. These terraces have been placed on opposite corners of the building, with one facing north and east, and the other south and west. This allows each terrace sunlight access from two directions, and enables building users to seek out sunny or shaded spots at all times throughout the day. Additionally, if the floor plan were to be subdivided each half would always have access to a terrace, to avoid creating a more desirable half split.

The floor plates are set out on a 1.5m grid.

- Key
- 1:250 @ A3
1. Lift lobby

2. Escape stairs

3. Fire fighting lift

4. Male WCs

5. Female WCs

6. Cleaners cupboard

7. Gender neutral WCs

8. Accessible WC

9. Goods lift

10. Smoke vent

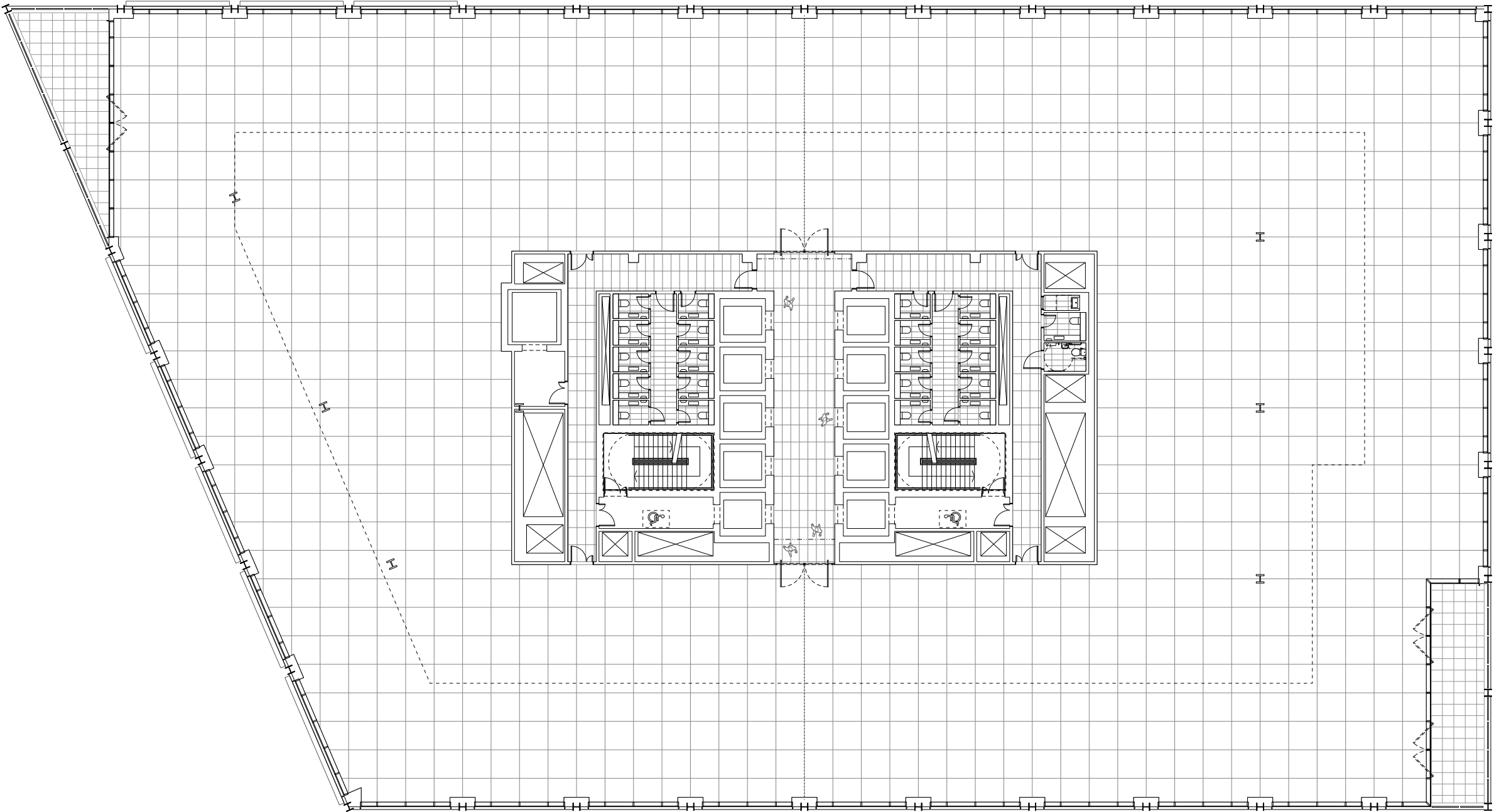
11. Service riser

12. Office

13. 6m prime zone

14. Primary split

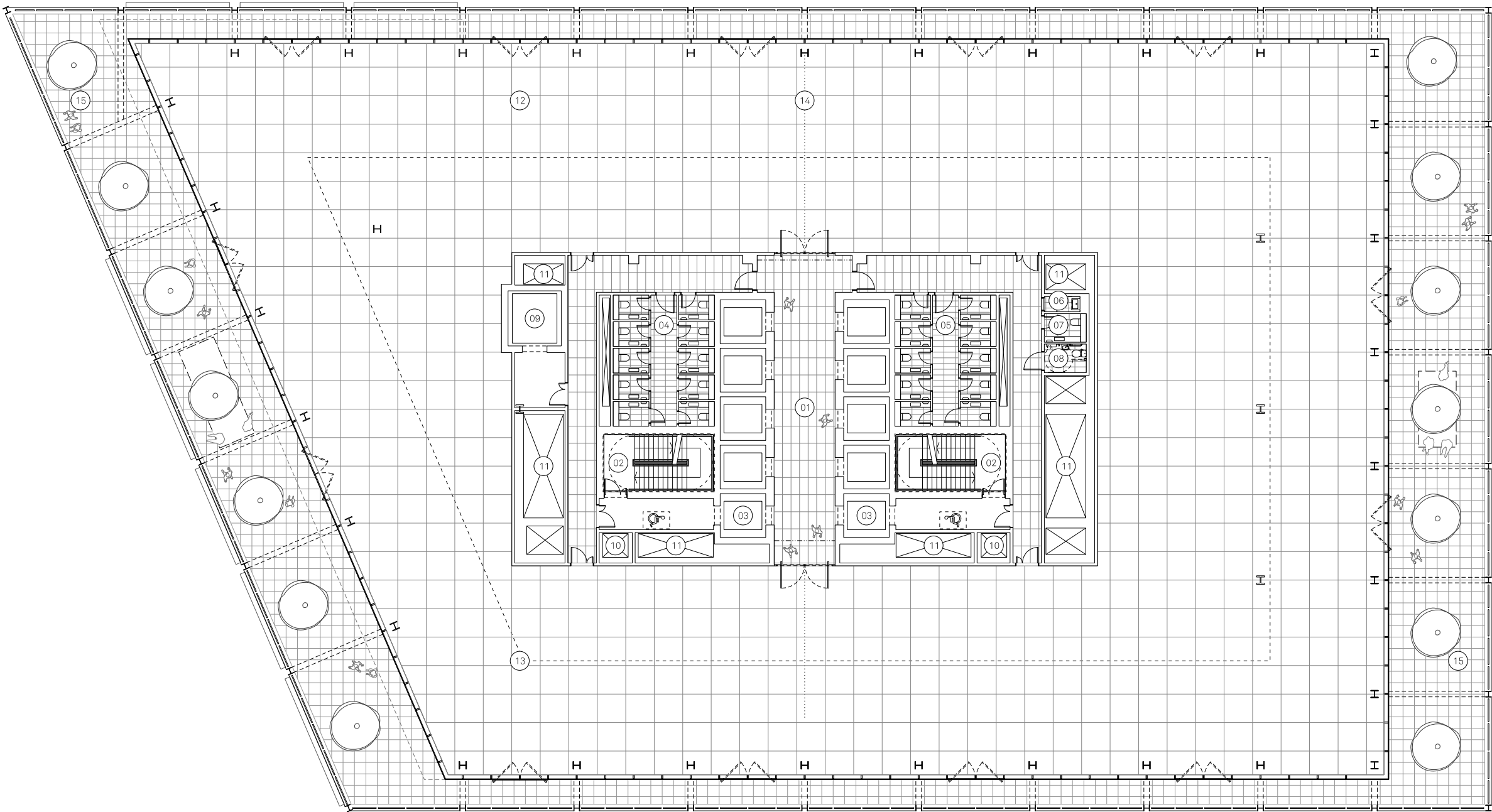
15. External balcony



5.4 Layouts - Block A - 12th Floor Plan

The façade steps in on all sides to provide terraces for the occupier at the twelfth floor.

This generous area of external space provides an opportunity for planting - improving the biodiversity of the site.



Key
1:250 @ A3

- | | |
|-----------------------|----------------------|
| 1. Lift lobby | 11. Service riser |
| 2. Escape stairs | 12. Office |
| 3. Fire fighting lift | 13. 6m prime zone |
| 4. Male WCs | 14. Primary split |
| 5. Female WCs | 15. External terrace |
| 6. Cleaners cupboard | |
| 7. Gender neutral WCs | |
| 8. Accessible WC | |
| 9. Goods lift | |
| 10. Smoke vent | |

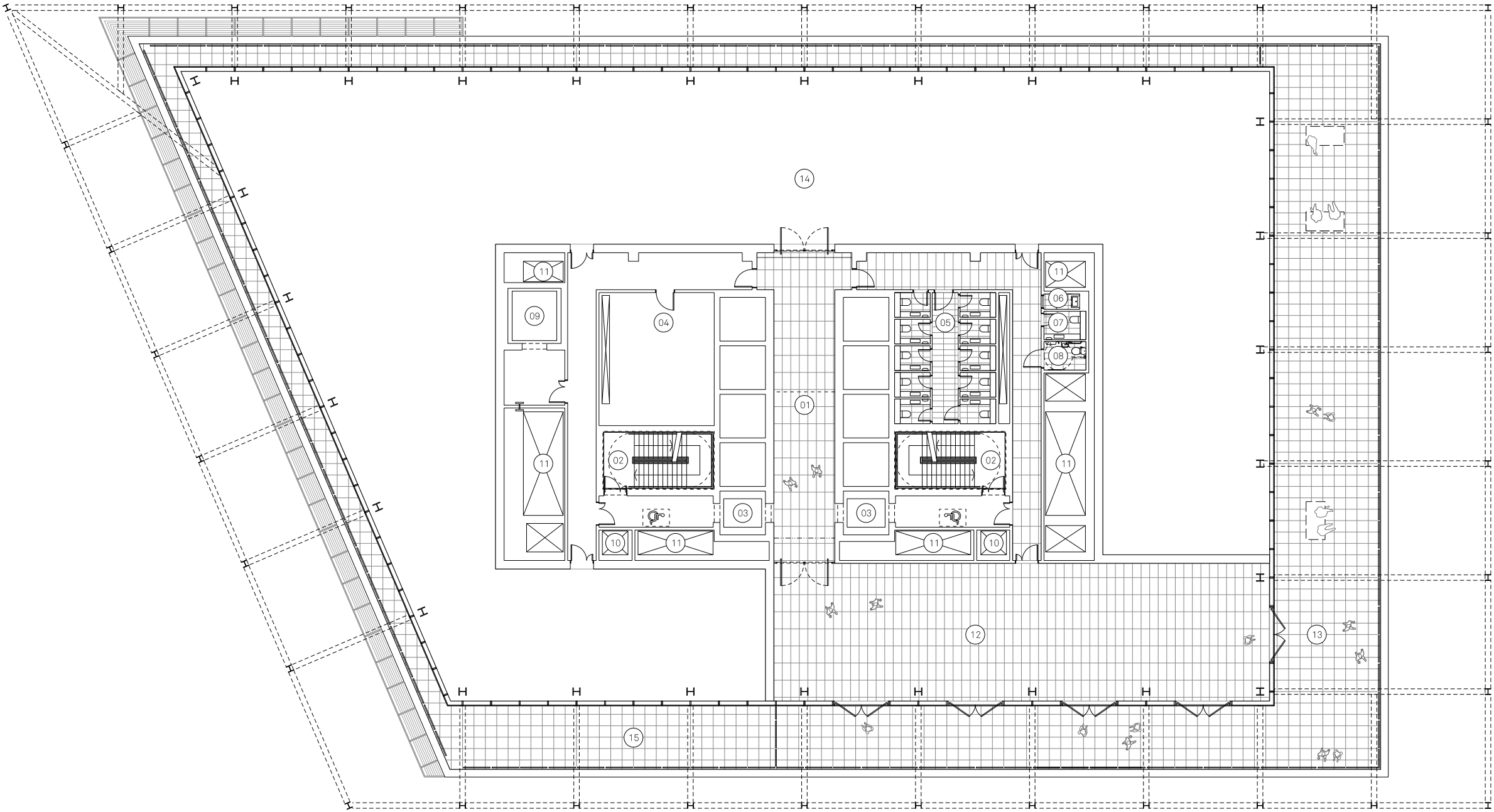


The thirteenth floor provides an internal area for communal amenity space for occupants along with an external viewing terrace facing towards the city.

Dedicated super-loo provision is provided within the core to support any amenity activities taking place on the roof.

The structural columns continue up to provide a sense of enclosure and complete the form of the building.

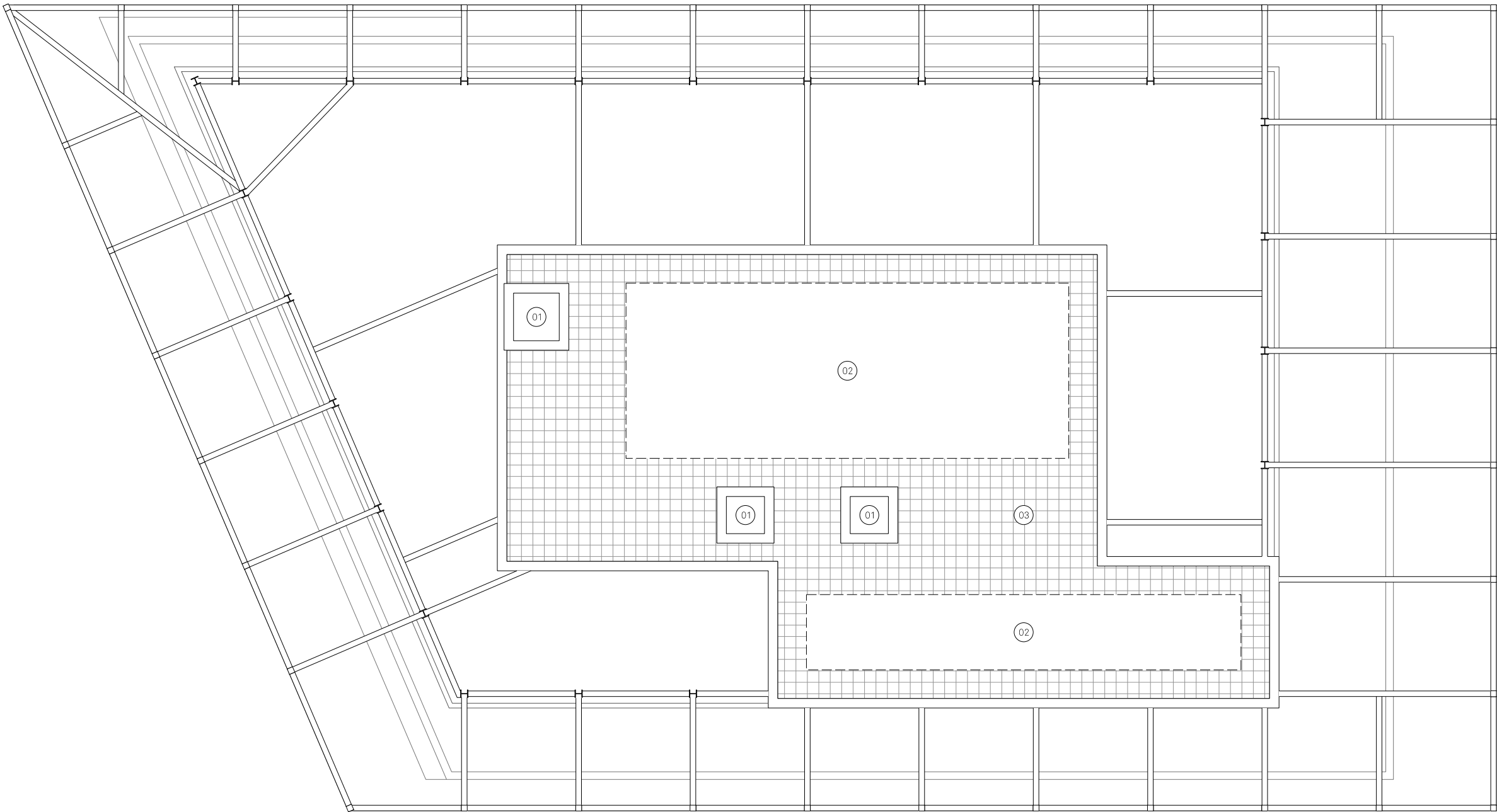
The rest of the floor plate accommodates external plant provision.



- Key
1:250 @ A3
- 1. Lift lobby
 - 2. Escape stairs
 - 3. Fire fighting lift
 - 4. Plant area
 - 5. Unisex WCs
 - 6. Cleaners cupboard
 - 7. Gender neutral WC
 - 8. Accessible WC
 - 9. Goods lift
 - 10. Smoke vent
 - 11. Service riser
 - 12. Tenant pavilion
 - 13. External terrace
 - 14. External plant area
 - 15. Access terrace



The office building lift overrun is shown.
The roof incorporates areas where
photovoltaics could be accommodated.



Key

- 1. Lift overrun
- 2. PVs
- 3. Roof



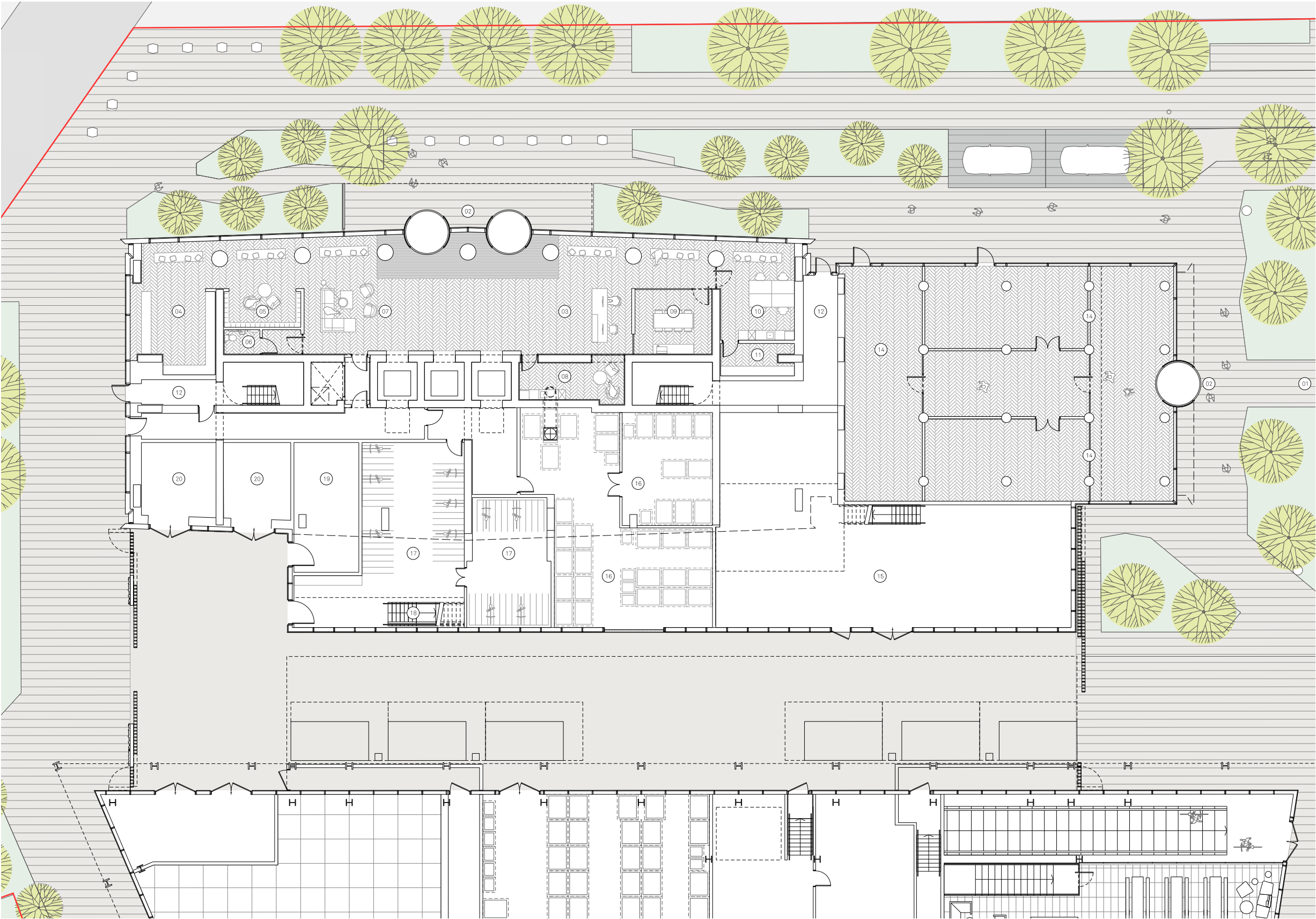
The PBSA building is a stepped block with the height away from City South and facing the Mancunian Way complementing the ring of high rise development already established along the city's ring road. The front section steps down to continue the mid rise developments fronting River Street.

The building is articulated as two distinct primary forms in plans and elevations. An inset between the tower element and the northern element enhances the separation and helps to define them as distinct elements .

At ground floor level, the northern, shoulder block is dedicated to the provision of flexible community spaces, allowing the scheme to give back to local residents.

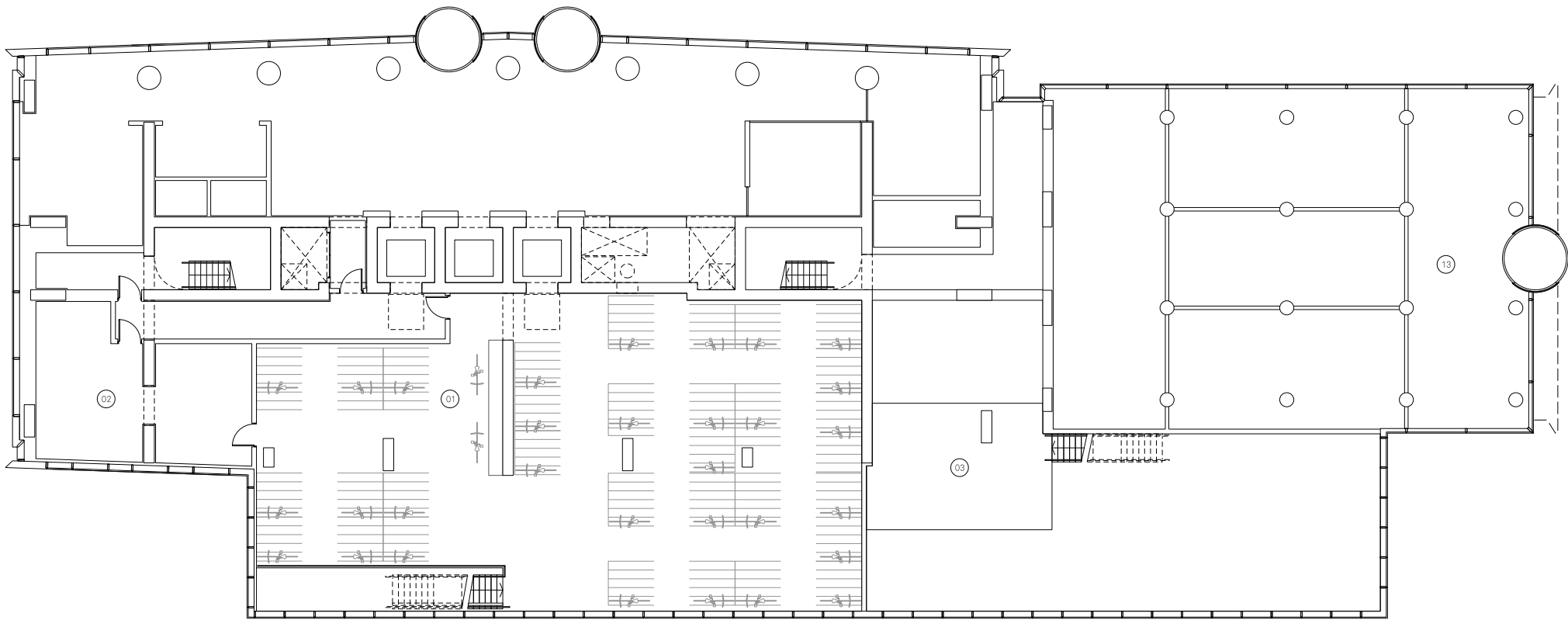
The base of the tower element is dedicated to servicing the student population, providing a generous reception area looking onto Edge Street, with post room and reception service spaces. Behind this sit the back of house spaces, including a generous cycle store which is split across the ground and mezzanine floors.

- Key
1:250 @ A3
- 1. Public realm
 - 2. Main entrance
 - 3. Reception
 - 4. Post room
 - 5. Post boxes
 - 6. WC
 - 7. Waiting area
 - 8. Staff room
 - 9. Meeting room
 - 10. Main office
 - 11. Security room
 - 12. Escape route
 - 13. Potential space required for commercial sprinkler tank
 - 14. Community space
 - 15. Plant
 - 16. Refuse area
 - 17. Cycle store
 - 18. Stairs to mezzanine cycle store
 - 19. LV switch room
 - 20. Substation



The mezzanine floor sits over the back of house spaces to the east of the building, allowing a generous double height space in the reception area and community space whilst maximising efficiency elsewhere.

On this floor, additional cycle storage and plant spaces are provided, as well as the facilities management store.



Key
1:250 @ A3

- 1. Cycle store
- 2. Facilities management store
- 3. Plant



The building's first floor provides high quality amenity spaces, including a gym with views into a double height space over the community space at ground floor.

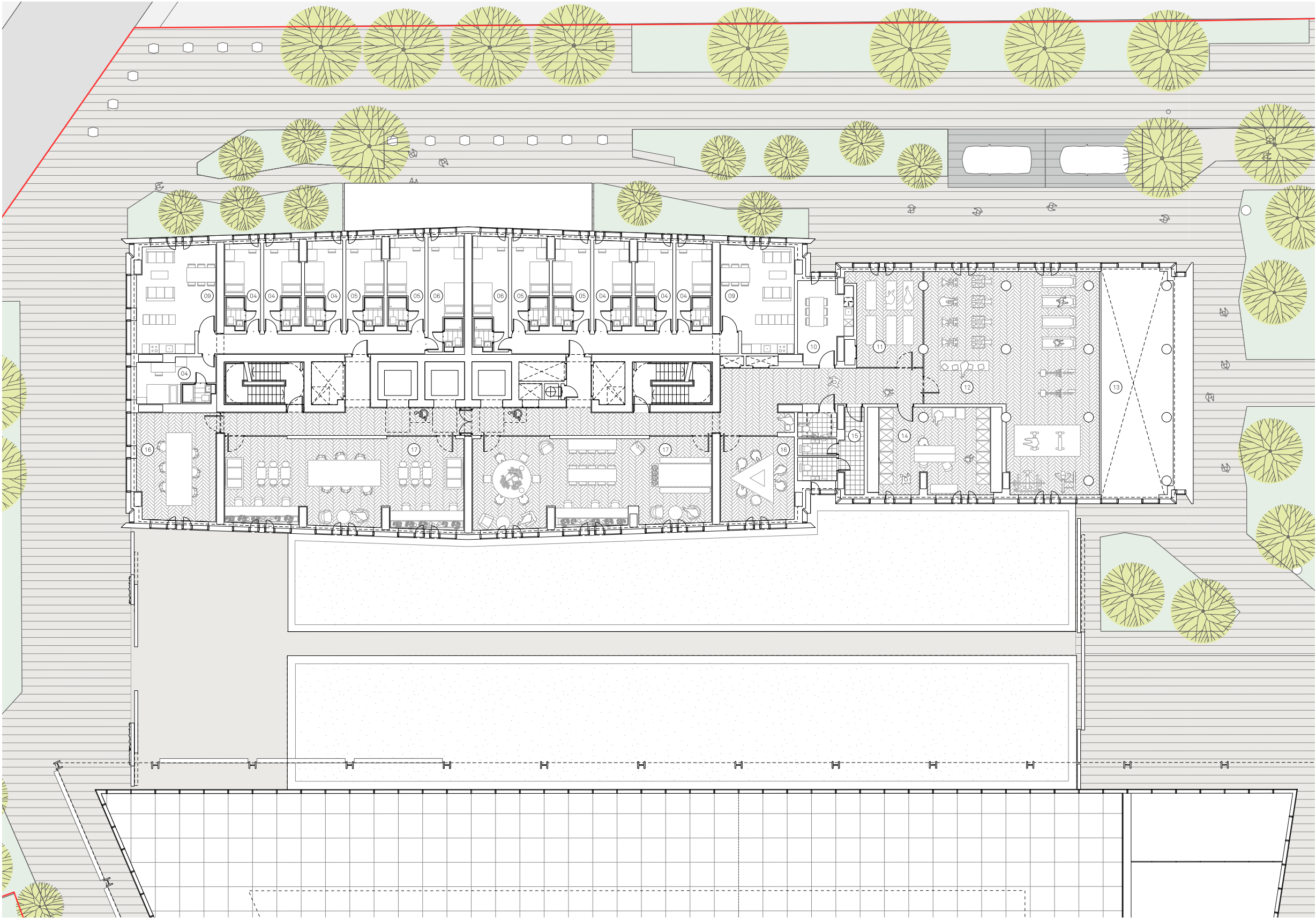
This floor has been designated as a location for 'quiet' student amenity provision, including generous study spaces and meeting rooms, as well as a yoga studio and launderette.

Student cluster apartments begin at this level, aligned along the west facade of the tower.

This level looks down onto the external entrance canopy, which provides shelter for those entering or leaving the building, or anyone waiting outside.

Key
1:250 @ A3

- 1. Standard studio
- 2. Superior studio
- 3. Accessible studio
- 4. Standard cluster
- 5. Premium cluster
- 6. Deluxe cluster
- 7. Twodio
- 8. Threedio
- 9. Kitchen / living / dining
- 10. Staff kitchen
- 11. Activity studio
- 12. Gym
- 13. Void
- 14. Launderette
- 15. WCs
- 16. Meeting space
- 17. Study space



5.5 Layouts - Block B - 2nd to 10th Floor Plan

Levels two to 10 are dedicated to the provision of student bedrooms and living spaces. Each floor accommodates 4 cluster apartments, each housing 6-7 students; 8 studios of varying sizes including wheelchair accessible provisions; a twodio and a threedio, allowing smaller groups of students to share facilities. The floorplate has been arranged to allow a wide variety of scales and configurations of accommodation, to suit a variety of student needs and budgets.

The building has been oriented to sit along the north-south axis on the site in order to greatly limit the number of north facing bedrooms.

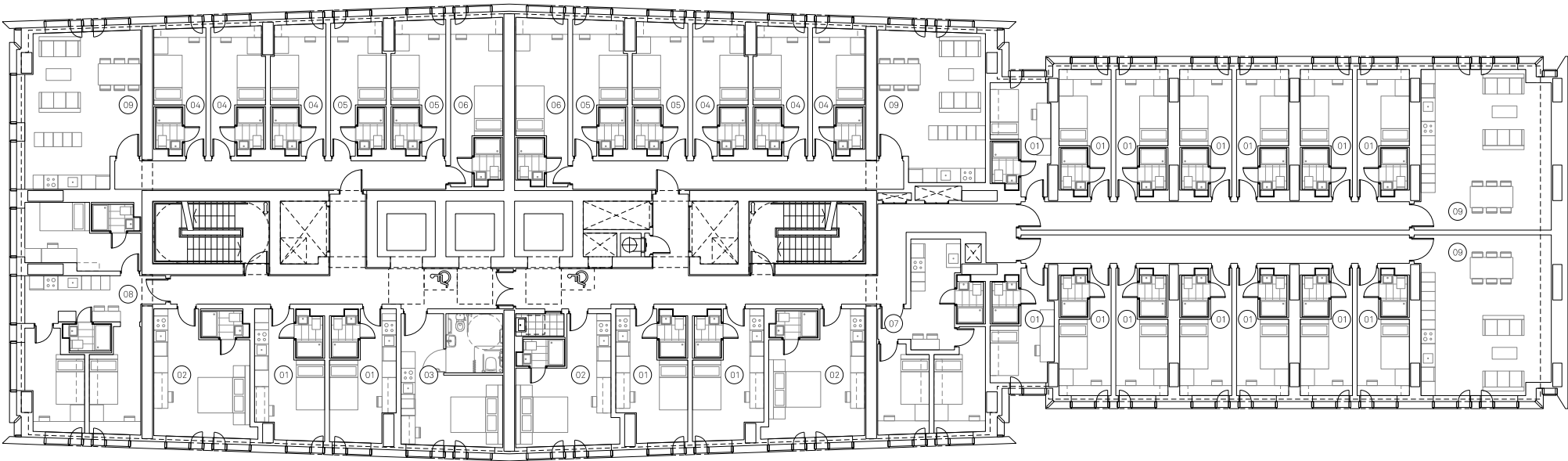
An efficient structural grid arrangement was established which would relate to the student accommodation on the typical upper floors and the ground floor with minimal transfers.

The core has been located at the centre of the plan, allowing for active frontage across the full perimeter of the building. A linear core maximises the area of the plan available to student bedrooms. The core contains a refuse chute lobbied from circulation space, serving a refuse store at ground level.

The core benefits from two escape stairs, over and above current regulatory requirements for a residential building of this nature.

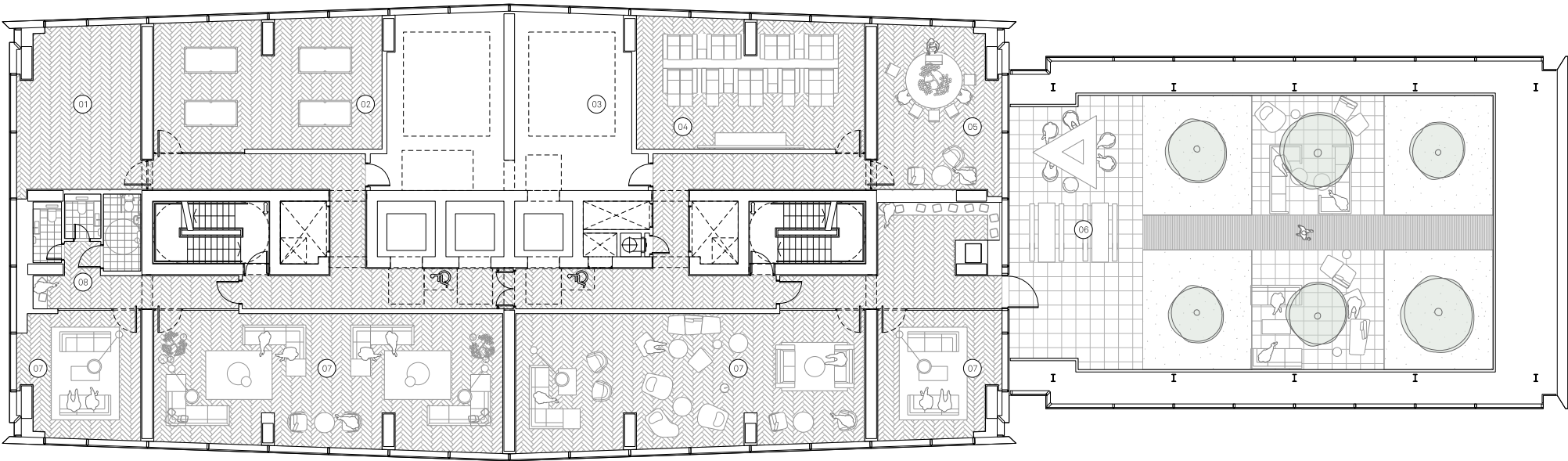
Key
1:250 @ A3

- 1. Standard studio
- 2. Superior studio
- 3. Accessible studio
- 4. Standard cluster
- 5. Premium cluster
- 6. Deluxe cluster
- 7. Twodio
- 8. Threedio
- 9. Kitchen / living / dining



The lower block roof level shows a generous external terrace benefiting from views across the city. Internally, this level offers a wide range of amenity spaces, including shared lounges, a screening room, a private dining room and a games room.

The building has been designed to step up in height to the south, in line with the First Street SRF's recommendation that new developments should deliver height onto the Mancunian Way. The 11th floor roof terrace has therefore been positioned to the north of the building, where it will be shielded from most of the noise from the Mancunian Way.



Key
1:250 @ A3

- 1. Theme room
- 2. Games room
- 3. Plant
- 4. Screening room
- 5. Private dining
- 6. Roof terrace
- 7. Resident's lounge
- 8. WCs

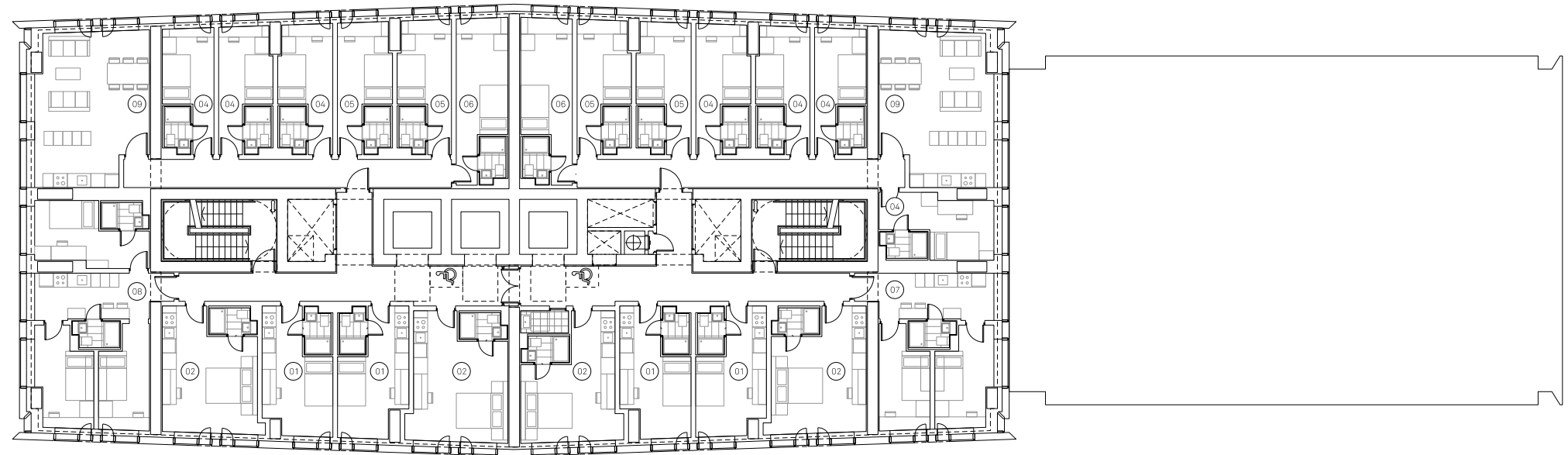


The 'honeycomb' upper tower provides a similar arrangement of cluster apartments and studios to the typical lower floors, with two 6-7 bed cluster apartments, 8 studios, one twodio and one threedio per floor.

The tapered external facade adds interest to the student bedrooms, and allows additional variation in room sizes.

On the building's student accommodation floors, glazing has been limited to 40% of the facade area across the building's two long elevations. This will limit solar gains and losses, whilst still providing sufficient daylighting internally. Meanwhile, openable vent panels in the facade allow for natural purge ventilation, and give students control over their internal environments.

The building's south facade faces onto the Mancunian Way, which is a significant source of noise pollution. Therefore, the rooms facing this way have been designed without openable vent panels. Instead, cooling will be carried out through the MVHR system in these locations.

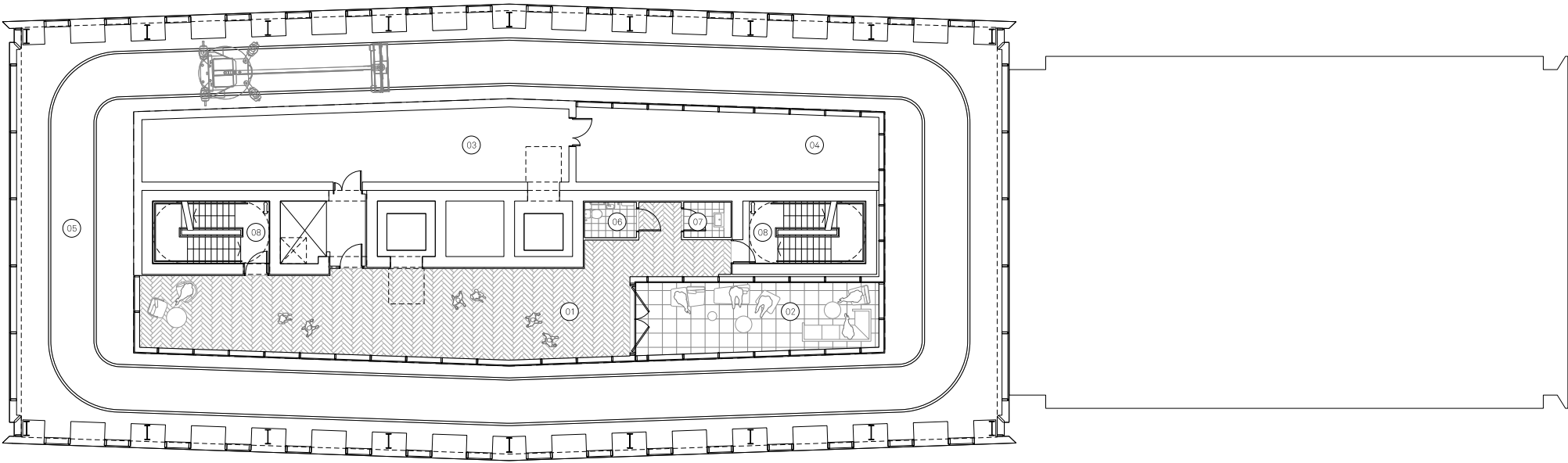


Key
1:250 @ A3

1. Standard studio
2. Superior studio
3. Accessible studio
4. Standard cluster
5. Premium cluster
6. Deluxe cluster
7. Twodio
8. Threedio
9. Kitchen / living / dining



The 37th floor pavilion houses internal and external plant spaces, as well as additional student amenity space and a small external terrace. The surrounding roof area is taken up by the BMU and its track, as shown.

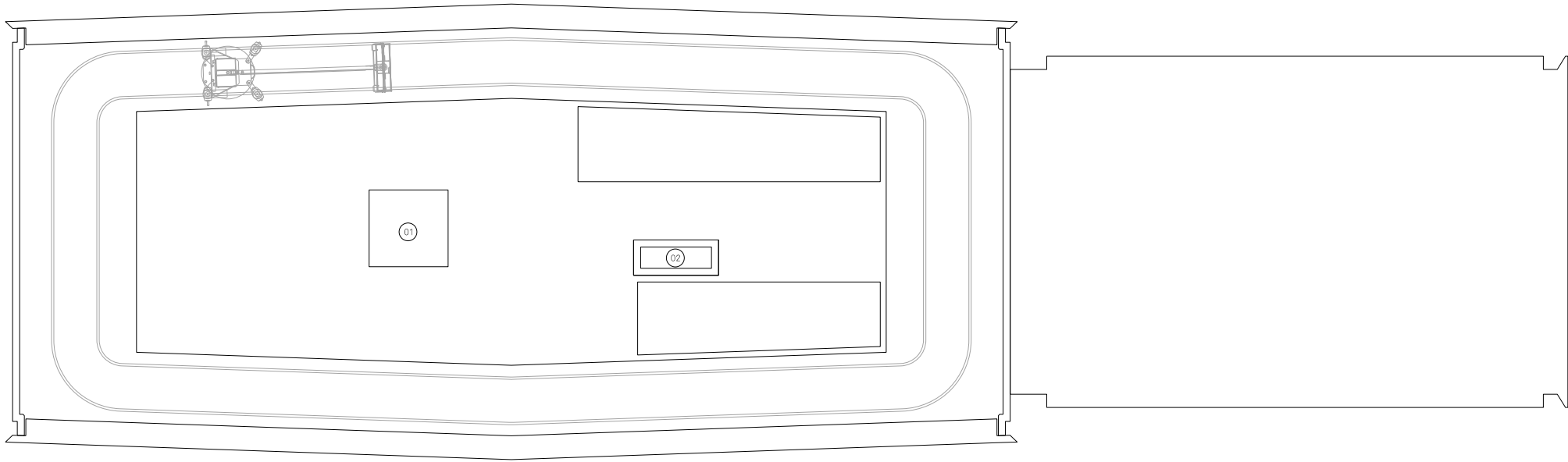


Key
1:250 @ A3

- 1. Amenity space
- 2. External terrace
- 3. Internal plant
- 4. External plant
- 5. BMU



The roof of the PBSA block is occupied by additional external plant, as well as the lift overrun and a roof access hatch. The external walls of the pavilion on the 37th floor continue up to this level, becoming a screen around the external plant here. Additionally, the façades of the tower’s long elevations to the east and the west also continue up, matching the height of the plant screen. This shields this element from view, ensuring that the building reads as a single form.



Key
1:250 @ A3

- 1. Amenity space
- 2. External terrace
- 3. Internal plant
- 4. External plant
- 5. BMU



The treatment of the elevations has been carefully considered throughout the design development process to ensure the proposals are robust and deliverable. The material strategy has been developed to respond to the established and emerging context of the area.

For the office building the architectural expression is determined by the corten steel structure which celebrates the primary form of construction. The 6m structural grid provides the framework for a regular order. Columns are located on the corners providing a strong picture frame to the building. The exoskeleton continues up to unify the tiered floors and provide a coherent appearance to the building. The steel frame and cladding panels provide a solid elements to the facade addressing overheating and providing fire protection. The south facade is to have horizontal louvres to reduce solar gain and increase the building's energy efficiency. Internally, exposed soffits, services and flexible layout signpost the building as a contemporary workspace.

The PBSA block is to be clad in a capless unitised curtain walling system, made up of glazed and metal panels. Further detail will be added through the use of perforations in the metal panels, and fritting to the glazing, forming a chequerboard effect over the facade which will appear to shift and change as the sun catches it at different angles throughout the day. Spandrel panels will be recessed behind the glazing, allowing this to span from floor-to-floor, maintaining a sleek and elegant appearance to the facade.

The rhythm of the tower's facade will be disrupted at the ground floor and the 11th floor, where a fully glazed curtain wall system on a larger module will be used. This reflects the difference in use on these floors, where the shared amenity spaces for the building are located.

Key

- 1. Corten steel facade
- 2. Corten steel facade
- 3. Fritted glass in a curtain walling system
- 4. Perforated metal vent panel in a capless curtain walling system
- 5. Recessed spandrel behind single transom detail



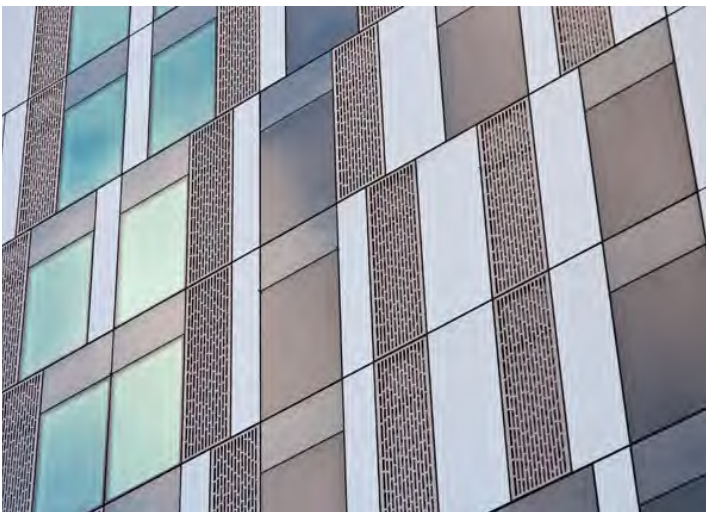
1



2



3



4



5

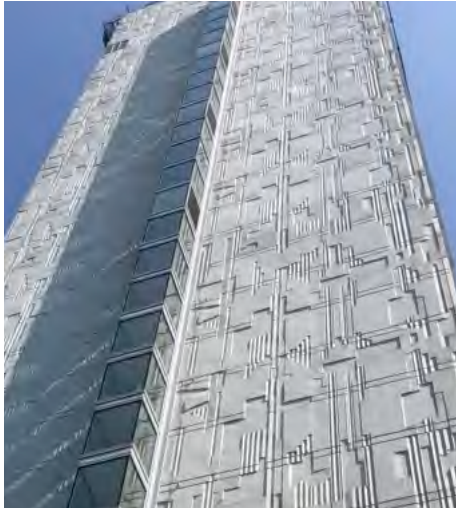
5.6 Materiality - Art Installation

The PBSA building’s north elevation, facing onto River Street, will be made from precast concrete panels and will feature a new piece of public art which will be designed in close collaboration with an artist.

There are numerous possibilities for the form that this artwork could take, ranging from designs cast in relief into the concrete panels, to artwork installations sitting on the face of the facade. The chosen artist will be carefully briefed to ensure that the final design sits harmoniously with the building as a whole. There is also potential for windows into the building to be incorporated into the artwork design.



14 Tariff street (Manchester)



City Tower (Manchester)



Liverpool Metropolitan Cathedral



W Hotel light installation (London)



Visualisation of the scheme looking south from River Street - Option 1



Visualisation of the scheme looking south from River Street - Option 2



Visualisation of the scheme looking south from River Street - Option 3

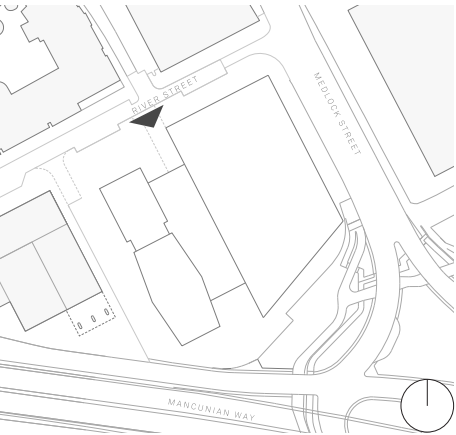
The River Street elevation is where the entrances to the office building and the community space are located.

Positive and active street frontage is proposed at ground floor of the office building with the facade folding in to create a generous entrance plaza, within a colonnade offering shelter from wind, rain and sun.

Meanwhile, the PBSA block steps back from River Street, away from the existing residential buildings opposite, to create a new public space. The proposed public art piece sits above the entrance to the community space, looking over the public square.

- Key
- | | |
|---|--|
| 1. Capless curtain walling system. Dark grey PPC frames with clear glass. | with integrated sliding access gate. |
| 2. Perforated anodised aluminium panel in front of a solid insulated vent panel. | 14. Back painted glass plant screen on a 1.5 module. |
| 3. Recessed metallic PPC aluminium spandrel panel to hide floor and ceiling zone. | 15. Continuation of capless curtain walling system to form balustrade at roof terrace level. Finish to match curtain walling system. |
| 4. Anodised aluminium panel | 16. Precast concrete panelling and piece of art - final design to be determined. |
| 5. Capless curtain walling system, module sizes vary. Dark grey frames with clear glass. | 17. Polished concrete finish to PCC frame. |
| 6. Expressed exoskeleton Corten steel structure. Visible bolted fixings to be colour matched to Corten. | 18. Green wall incorporated into service yard screen |
| 7. Corten facade panel with no visible fixings. | 19. Dark grey PPC horizontal metal louvre rain defence system with integrated service doors. |
| 8. Capless circle slide glazed door. Finish to match curtain walling system. | 20. Anodised metal louvre/blade for solar shading |
| 9. Clear glass balustrade to external balconies and terraces. | 21. Capless curtain walling system. Dark grey frames with clear glass & manifestation band |
| 10. Glazed door set. Frame finish to match curtain walling system. | 22. Back painted glass in a capless curtain wall system. Dark grey PPC frames and light grey finish behind glazing. |
| 11. Light grey PPC metal soffit to external balconies. | |
| 12. Corten finish to colonnade soffit. | |
| 13. Metal perforated screen to service yard | |

View Location



5.7 Elevations - Medlock Street

The office building double storey colonnade wraps around the Medlock Street elevation.

The structural columns continue up to the external terraces to provide a sense of open enclosure and complete the form of the building.

Key

1. Capless curtain walling system. Dark grey PPC frames with clear glass.

2. Perforated anodised aluminium panel in front of a solid insulated vent panel.

3. Recessed metallic PPC aluminium spandrel panel to hide floor and ceiling zone.

4. Anodised aluminium panel

5. Capless curtain walling system, module sizes vary. Dark grey frames with clear glass.

6. Expressed exoskeleton Corten steel structure. Visible bolted fixings to be colour matched to Corten.

7. Corten facade panel with no visible fixings.

8. Capless circle slide glazed door. Finish to match curtain walling system.

9. Clear glass balustrade to external balconies and terraces.

10. Glazed door set. Frame finish to match curtain walling system.

11. Light grey PPC metal soffit to external balconies.

12. Corten finish to colonnade soffit.

13. Metal perforated screen to service yard
- with integrated sliding access gate.

14. Back painted glass plant screen on a 1.5 module.

15. Continuation of capless curtain walling system to form balustrade at roof terrace level. Finish to match curtain walling system.

16. Precast concrete panelling and piece of art - final design to be determined.

17. Polished concrete finish to PCC frame.

18. Green wall incorporated into service yard screen

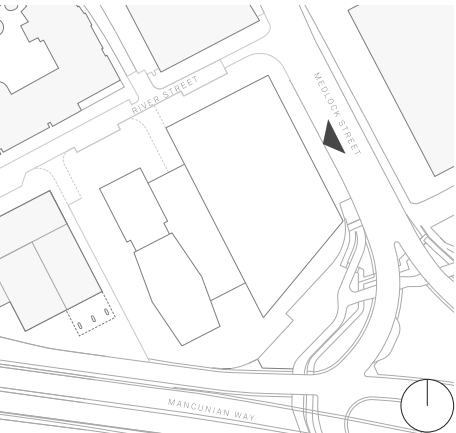
19. Dark grey PPC horizontal metal louvre rain defence system with integrated service doors.

20. Anodised metal louvre/ blade for solar shading system.

21. Capless curtain walling system. Dark grey frames with clear glass & manifestation band

22. Back painted glass in a capless curtain wall system. Dark grey PPC frames and light grey finish behind glazing.

View Location



The office building elevation along Mancunian Way continues the language of the Medlock Street elevation, incorporating brieese soleil in order to limit glare and thermal gains on the building's south elevation.

The tower facade shifts in rhythm to the short elevations, with larger windows opening up the facade and giving views out to the south.

The two blocks are joined with a metal perforated screen at ground floor, concealing the service yard beyond.

Key

1. Capless curtain walling system. Dark grey PPC frames with clear glass.

2. Perforated anodised aluminium panel in front of a solid insulated vent panel.

3. Recessed metallic PPC aluminium spandrel panel to hide floor and ceiling zone.

4. Anodised aluminium panel

5. Capless curtain walling system, module sizes vary. Dark grey frames with clear glass.

6. Expressed exoskeleton Corten steel structure. Visible bolted fixings to be colour matched to Corten.

7. Corten facade panel with no visible fixings.

8. Capless circle slide glazed door. Finish to match curtain walling system.

9. Clear glass balustrade to external balconies and terraces.

10. Glazed door set. Frame finish to match curtain walling system.

11. Light grey PPC metal soffit to external balconies.

12. Corten finish to colonnade soffit.

13. Metal perforated screen to service yard
- with integrated sliding access gate.

14. Back painted glass plant screen on a 1.5 module.

15. Continuation of capless curtain walling system to form balustrade at roof terrace level. Finish to match curtain walling system.

16. Precast concrete panelling and piece of art - final design to be determined.

17. Polished concrete finish to PCC frame.

18. Green wall incorporated into service yard screen

19. Dark grey PPC horizontal metal louvre rain defence system with integrated service doors.

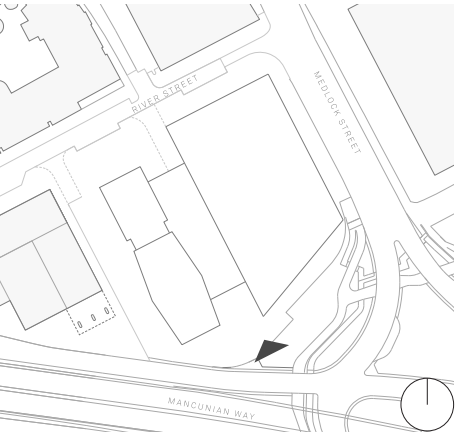
20. Anodised metal louvre/ blade for solar shading

21. Capless curtain walling system. Dark grey frames with clear glass & manifestation band

22. Back painted glass in a capless curtain wall system. Dark grey PPC frames and light grey finish behind glazing.

23. 50% open black frit applied to outside face of glazing

View Location



5.7 Elevations - Edge Street

The elevation along Edge Street shows how the PBSA block is articulated as two distinct primary forms.

The light 'honeycomb' tower to the south and the smaller shoulder block to the north are split by an inset, allowing them to be read as separate forms. The rhythm and materiality of the facade remain the same between the two blocks, highlighting their shared function.

At the eleventh floor, the roof of the shoulder block is utilised as a generous external terrace, with views across the city.

Key

1. Capless curtain walling system. Dark grey PPC frames with clear glass.

2. Perforated anodised aluminium panel in front of a solid insulated vent panel.

3. Recessed metallic PPC aluminium spandrel panel to hide floor and ceiling zone.

4. Anodised aluminium panel

5. Capless curtain walling system, module sizes vary. Dark grey frames with clear glass.

6. Expressed exoskeleton Corten steel structure. Visible bolted fixings to be colour matched to Corten.

7. Corten facade panel with no visible fixings.

8. Capless circle slide glazed door. Finish to match curtain walling system.

9. Clear glass balustrade to external balconies and terraces.

10. Glazed door set. Frame finish to match curtain walling system.

11. Light grey PPC metal soffit to external balconies.

12. Corten finish to colonnade soffit.

13. Metal perforated screen to service yard

with integrated sliding access gate.

14. Back painted glass plant screen on a 1.5 module.

15. Continuation of capless curtain walling system to form balustrade at roof terrace level. Finish to match curtain walling system.

16. Precast concrete panelling and piece of art - final design to be determined.

17. Polished concrete finish to PCC frame.

18. Green wall incorporated into service yard screen

19. Dark grey PPC horizontal metal louvre rain defence system with integrated service doors.

20. Anodised metal louvre/ blade for solar shading

21. Capless curtain walling system. Dark grey frames with clear glass & manifestation band

22. Back painted glass in a capless curtain wall system. Dark grey PPC frames and light grey finish behind glazing.
- View Location
-
-

The west elevation of Block A looks over the shared service yard between the two buildings. It continues the same architectural language as the other elevations, with a canopy over the service road at ground floor.

The briese soleil from the building's south facade wrap around to shield the south west corner of the building from glare and solar gains.

Key

1. Capless curtain walling system. Dark grey PPC frames with clear glass.

2. Perforated anodised aluminium panel in front of a solid insulated vent panel.

3. Recessed metallic PPC aluminium spandrel panel to hide floor and ceiling zone.

4. Anodised aluminium panel

5. Capless curtain walling system, module sizes vary. Dark grey frames with clear glass.

6. Expressed exoskeleton Corten steel structure. Visible bolted fixings to be colour matched to Corten.

7. Corten facade panel with no visible fixings.

8. Capless circle slide glazed door. Finish to match curtain walling system.

9. Clear glass balustrade to external balconies and terraces.

10. Glazed door set. Frame finish to match curtain walling system.

11. Light grey PPC metal soffit to external balconies.

12. Corten finish to colonnade soffit.

13. Metal perforated screen to service yard

14. Back painted glass plant screen on a 1.5 module.

15. Continuation of capless curtain walling system to form balustrade at roof terrace level. Finish to match curtain walling system.

16. Precast concrete panelling and piece of art - final design to be determined.

17. Polished concrete finish to PCC frame.

18. Green wall incorporated into service yard screen

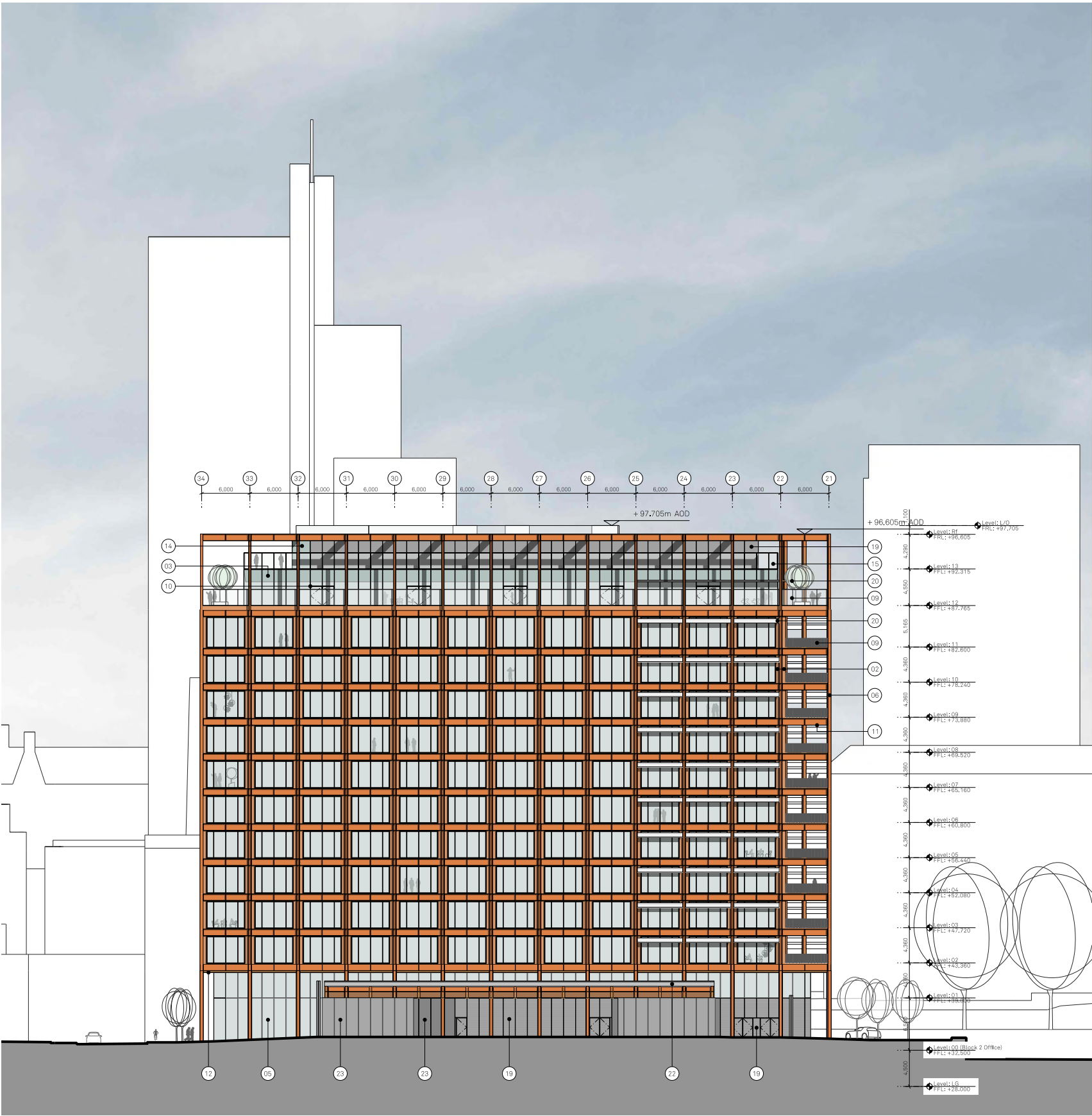
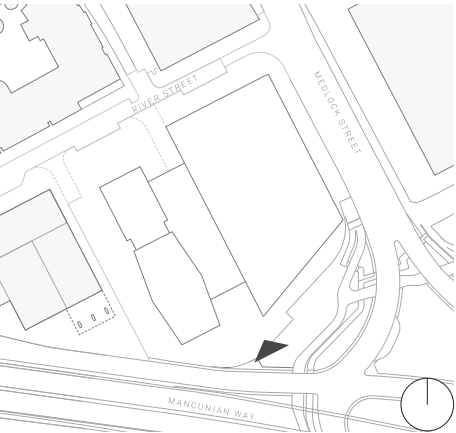
19. Dark grey PPC horizontal metal louvre rain defence system with integrated service doors.

20. Anodised metal louvre/ blade for solar shading system.

21. Capless curtain walling system. Dark grey frames with clear glass & manifestation band

22. Back painted glass in a capless curtain wall system. Dark grey PPC frames and light grey finish behind glazing.

View Location



5.7 Elevations - Block B East Facade

The east elevation of Block B looks over the shared service yard between the two buildings. The facade is identical to the Edge Street Elevation, aside from at ground floor level, where the building's back of house and plant services are located. These functional spaces push out into the shared service area between the two buildings at ground floor level. This element of the building will only be visible from within the service area, as it will be concealed from public view by decorative metal gates at either end of the service yard.

Key

1. Capless curtain walling system. Dark grey PPC frames with clear glass.

2. Perforated anodised aluminium panel in front of a solid insulated vent panel.

3. Recessed metallic PPC aluminium spandrel panel to hide floor and ceiling zone.

4. Anodised aluminium panel

5. Capless curtain walling system, module sizes vary. Dark grey frames with clear glass.

6. Expressed exoskeleton Corten steel structure. Visible bolted fixings to be colour matched to Corten.

7. Corten facade panel with no visible fixings.

8. Capless circle slide glazed door. Finish to match curtain walling system.

9. Clear glass balustrade to external balconies and terraces.

10. Glazed door set. Frame finish to match curtain walling system.

11. Light grey PPC metal soffit to external balconies.

12. Corten finish to colonnade soffit.

13. Metal perforated screen to service yard

14. Back painted glass plant screen on a 1.5 module.

15. Continuation of capless curtain walling system to form balustrade at roof terrace level. Finish to match curtain walling system.

16. Precast concrete panelling and piece of art - final design to be determined.

17. Polished concrete finish to PCC frame.

18. Green wall incorporated into service yard screen

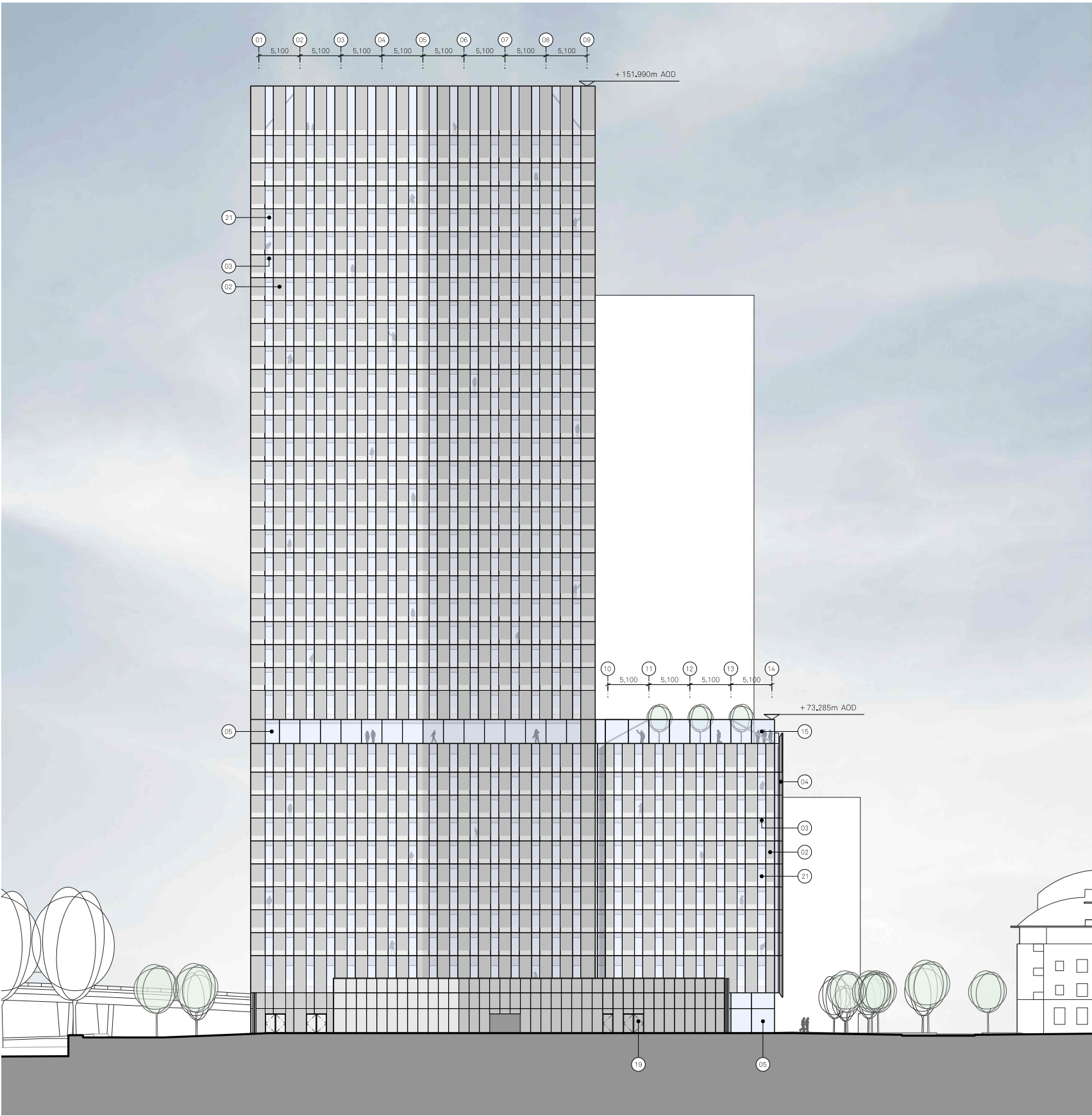
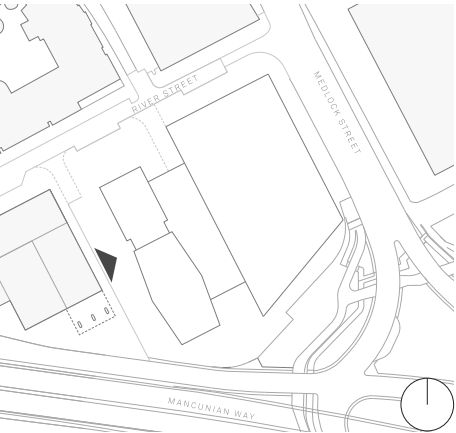
19. Dark grey PPC horizontal metal louvre rain defence system with integrated service doors.

20. Anodised metal louvre/blade for solar shading

21. Capless curtain walling system. Dark grey frames with clear glass & manifestation band

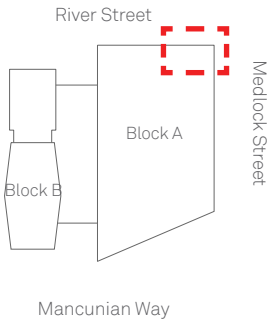
22. Back painted glass in a capless curtain wall system. Dark grey PPC frames and light grey finish behind glazing.

View Location

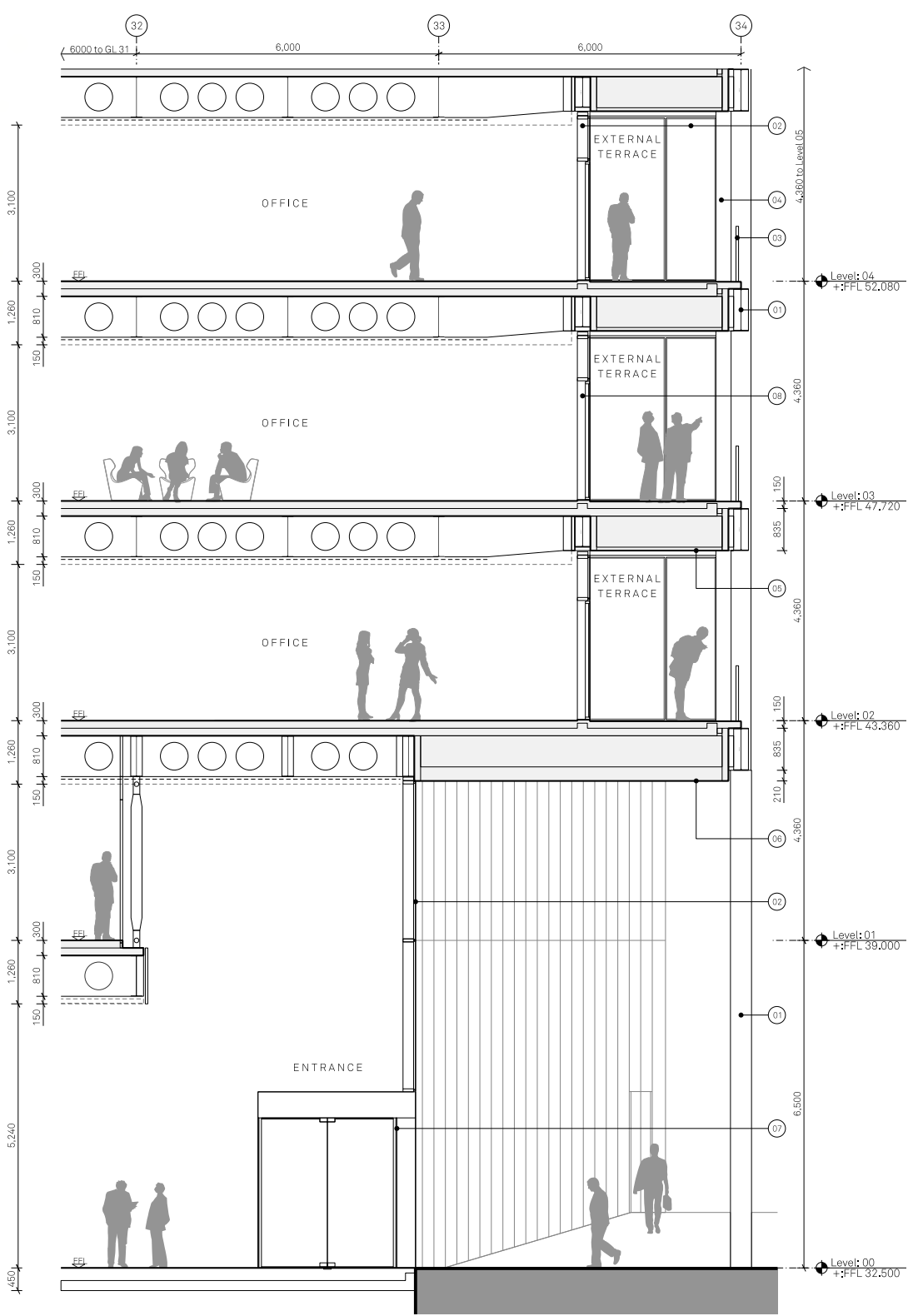


Key

- 1. Expressed exoskeleton Corten steel structure. Visible bolted fixings to be colour matched to Corten.
- 2. Capless curtain walling system on a 1.5m module. Dark grey frames with clear glass.
- 3. Clear glass balustrade.
- 4. Corten facade panel with no visible fixings.
- 5. Light grey PPC metal soffit to external balconies.
- 6. Corten finish to colonnade soffit.
- 7. Capless circle slide glazed door set with pass door. Finish to match curtain walling system.
- 8. Glazed door set. Frame finish to match curtain walling system.



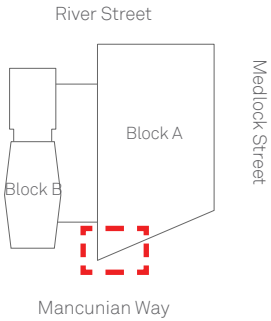
Partial Elevation
Block A, River Street Ground Floor Entrance



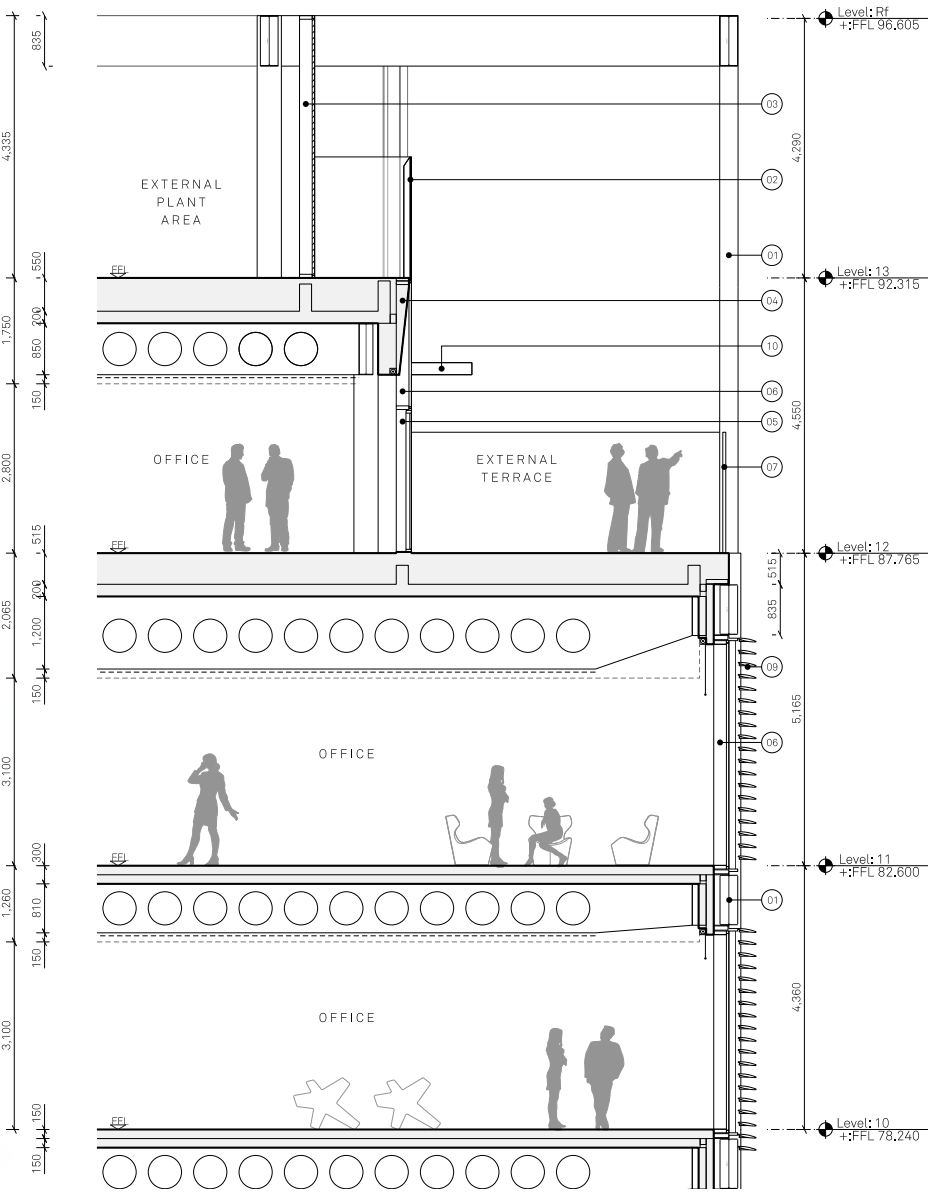
Section A
Block A, Entrance & External Balcony

Key

- 1. Expressed exoskeleton Corten steel structure. Visible bolted fixings to be colour matched to Corten.
- 2. Continuation of capless curtain walling system on a 1.5m module to form balustrade at roof terrace level. Finish to match curtain walling system.
- 3. Dark grey PPC horizontal metal louvre rain defence system.
- 4. Recessed aluminium spandrel panel to hide floor and ceiling zone.
- 5. Glazed door set. Frame finish to match curtain walling system.
- 6. Capless curtain walling system on a 1.5m module. Dark grey frames with clear glass.
- 7. Clear glass balustrade.
- 8. Corten facade panel with no visible fixings.
- 9. PPC or anodised aluminium solar shading louvre blade.
- 10. Anodised aluminium solar shading louvre.



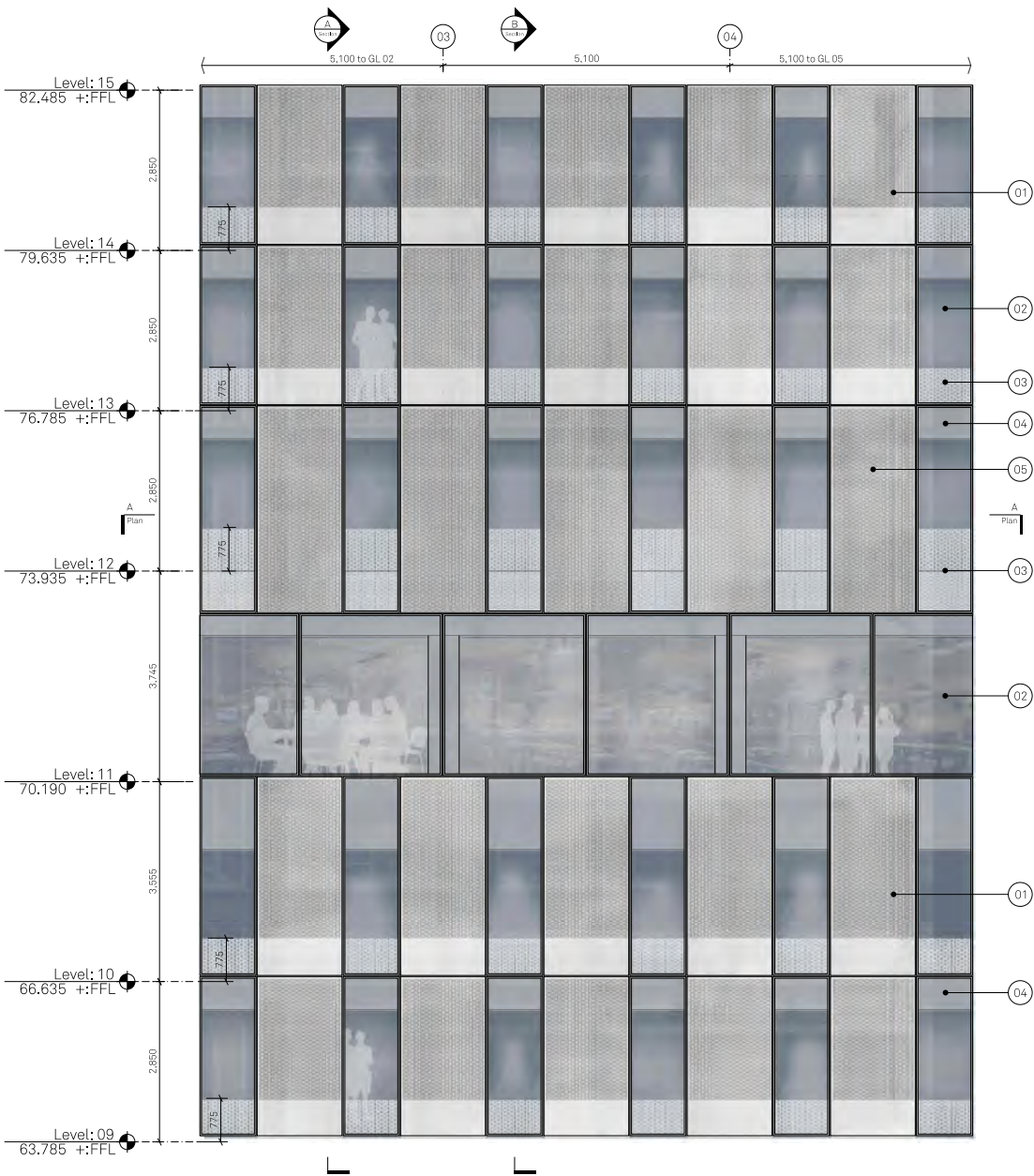
Partial Elevation
Block A, Medlock Junction External Balcony



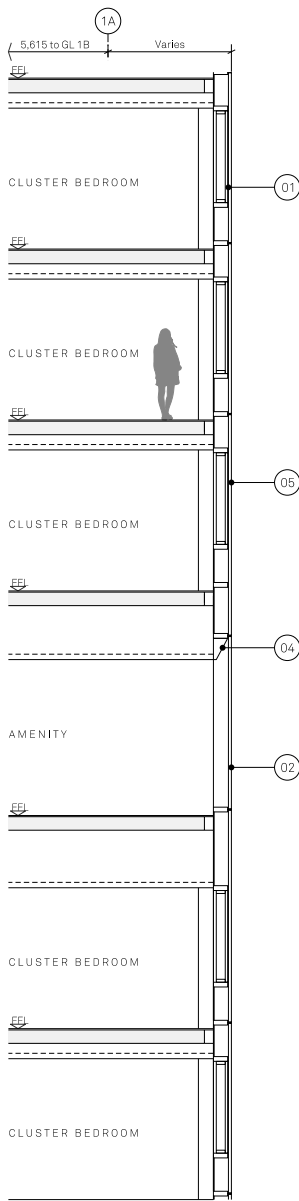
Section A
Block A, Typical Floor With Shading Louvre & Roof Terrace

5.8 Bay Studies: Tower Long Elevation

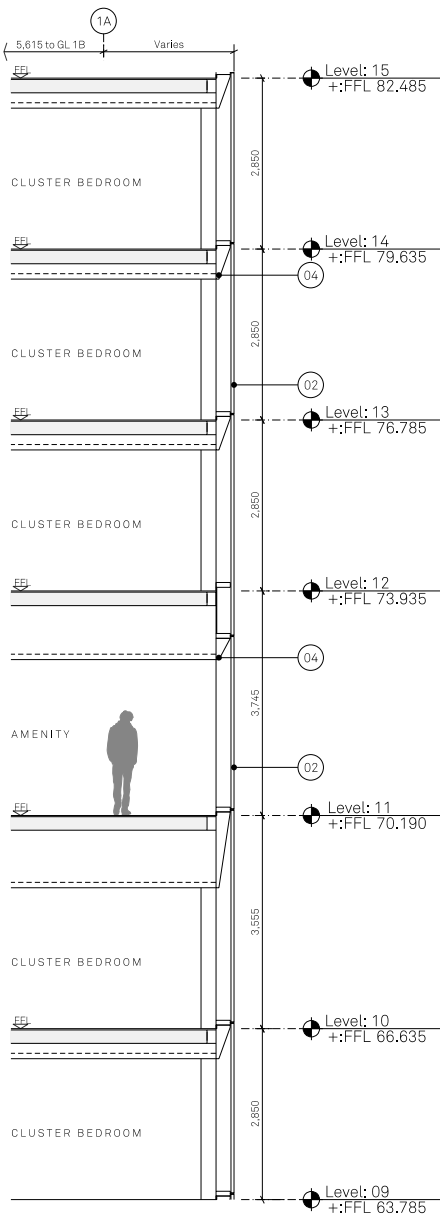
- Key
- 1. Anodised aluminium panel in capless unitised curtain wall system. 60% open perforations above desk height (775mm above FFL) in triangular pattern. Openable vent panels behind perforated areas in some locations Light silver finish.
 - 2. Full height fixed glazing in a capless unitised curtain wall system. Dark grey PPC frames with clear glass.
 - 3. White coloured frit to glazing, pattern to match that of perforations in anodised aluminium panels.
 - 4. Recessed metallic PPC insulated spandrel panel behind glazing, masking floor construction.
 - 5. Anodised aluminium panel in capless unitised curtain wall system. Full height 60% open perforations in triangular pattern. Openable vent panels behind perforated areas in some locations Light silver finish.



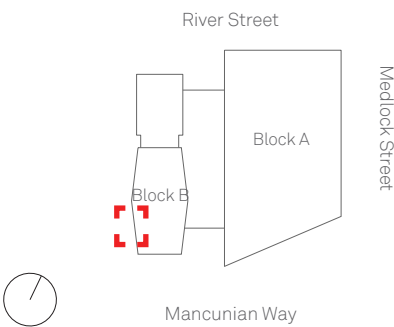
Partial Elevation
Block B, Long Elevation of Tower



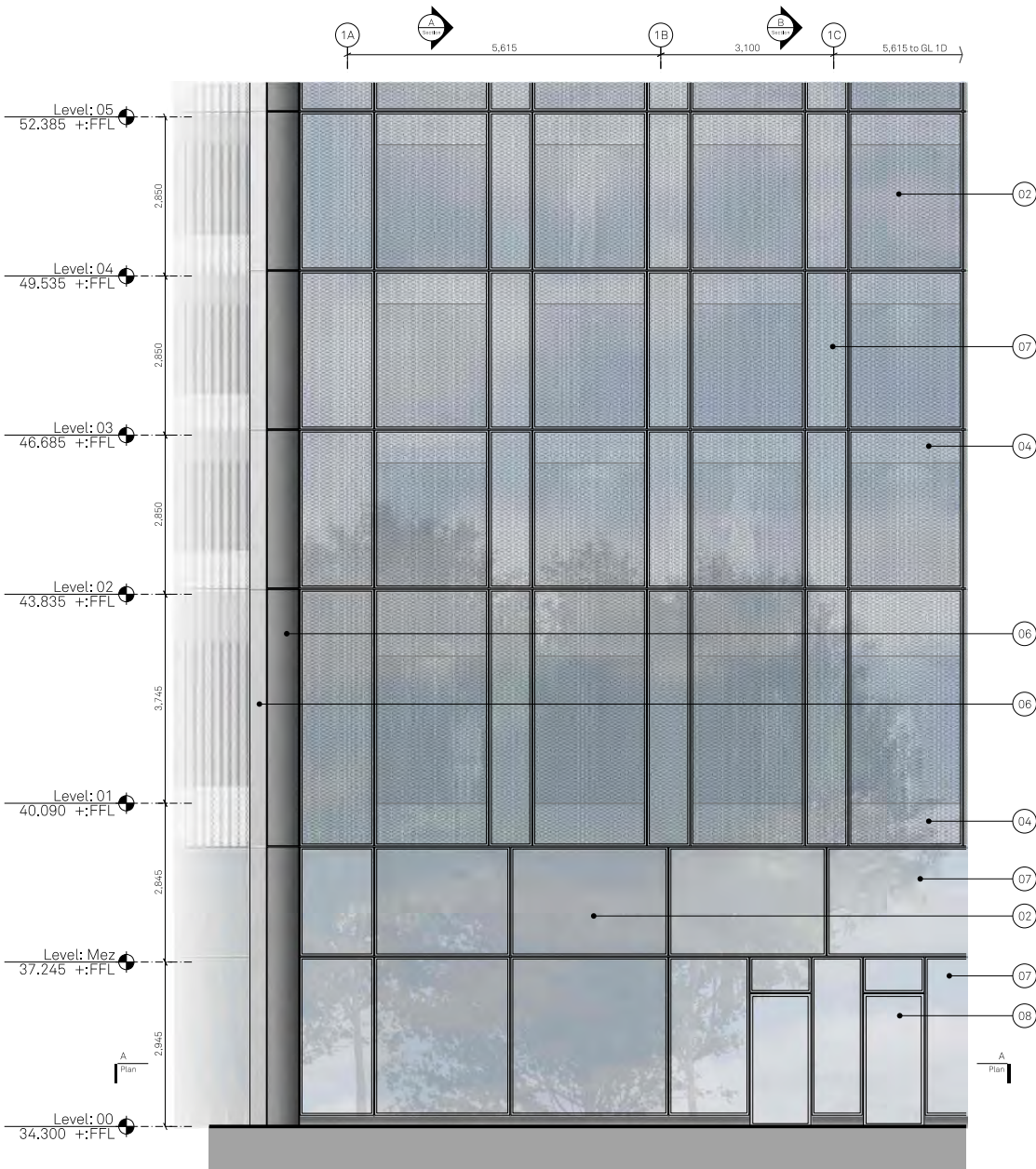
Section A
Block B, Through Vent Panel



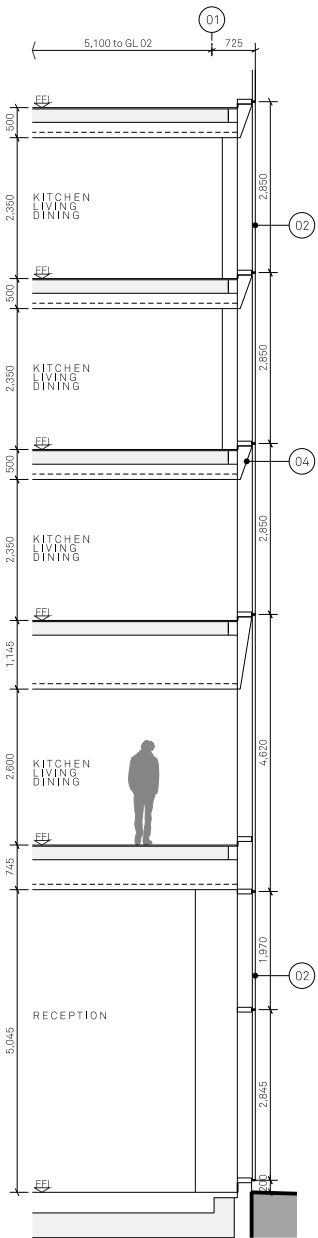
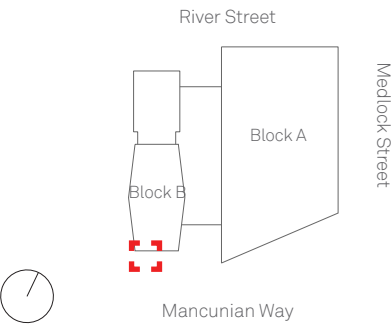
Section B
Block B, Through Glazing



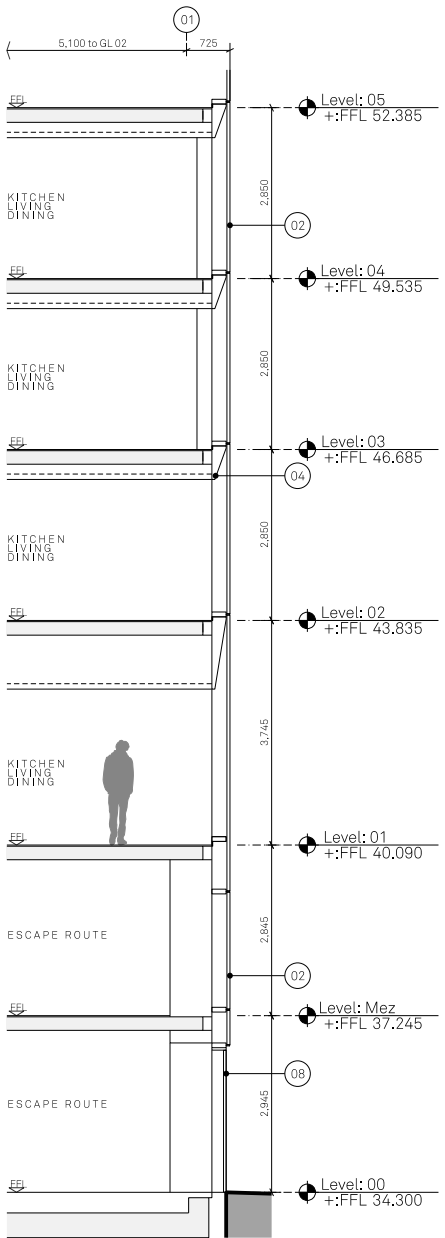
- Key
- 1. Anodised aluminium panel in capless unitised curtain wall system. 60% open perforations above desk height (775mm above FFL) in triangular pattern. Openable vent panels behind perforated areas in some locations Light silver finish.
 - 2. Full height fixed glazing with 50% black frit to outside face of glazing in a capless unitised curtain wall system. Dark grey PPC frames with clear glass.
 - 3. White coloured frit to glazing, pattern to match that of perforations in anodised aluminium panels.
 - 4. Recessed metallic PPC insulated spandrel panel behind glazing, masking floor construction.
 - 5. Anodised aluminium panel in capless unitised curtain wall system. Full height 60% open perforations in triangular pattern. Openable vent panels behind perforated areas in some locations Light silver finish.
 - 6. Anodised aluminium panel in capless unitised curtain wall system. Light silver metallic finish.
 - 7. Full height fixed back painted glazing in a capless unitised curtain wall system. Dark grey PPC frames with light grey finish behind clear glazing.
 - 8. Single back painted glass door in a capless unitised curtain wall system. Dark grey PPC frames with light grey finish behind clear glazing.
 - 9. 50% open black frit applied to outside face of glazing.



Partial Elevation
Block B, Short Elevation of Tower



Section C
Block B, Through Reception



Section D
Block B, Through Escape Route

Overview

The site is inherently sustainable:

- One Medlock Street is located within the inner ring road of Manchester. It is within walking distance of major transport interchanges, the city centre, and both University of Manchester and Manchester Metropolitan University campuses. The development represents Manchester’s ambition to provide Walkable Neighbourhoods - mixed use neighbourhoods within close proximity; dwellings that are close to employment and leisure uses.
- The existing building is outdated and has reached the end of its lifespan. There is an extensive and under used surface car park. The site is under developed and provides too much emphasis on travel by car. A higher density development therefore the limited land available in the city is used in a much more efficient way.

Sustainable design is locked into the design from first principles:

- The extent of glazing is carefully balanced to minimise solar gain while maximising access to daylight, thereby avoiding overheating whilst also promoting user well-being and minimising the use of artificial lighting.
- Natural ventilation is provided to almost all student bedrooms in the PBSA building (excluding a few cases where this would cause acoustic performance issues), and external space is provided to all building users in the office building.
- Extensive cycle stores and facilities encourage sustainable methods of transport and the limited car parking provision are all provided charging points.

A fabric first approach is taken to the facade to limit energy loss and reduce energy consumption by:

- Good U-values
- Good air tightness
- Simple, elegant design which promotes modular construction such as unitised cladding and pre cast concrete which reduces waste and improves construction methods.

Sustainable technologies are then employed to further reduce energy consumption:

- Using renewable energy technologies such as photovoltaics.
- A Blue Roof system is proposed. This system provides a form of Sustainable Urban Drainage System (SuDS) to try and alleviate urban flooding caused by storm-water run-off. The space created by a blue roof can avoid having to provide attenuation for rainwater at ground level.
- using heat recovery units to provide efficient ventilation systems

The selection of materials during detail design will then be carefully considered:

- The use of recycled materials and sustainably sourced materials will be promoted.
- Materials for Block A will be selected in conformity with the report entitled “Good Practice in the Selection of Construction Materials” 2011 published by the British Council for Offices; relevant British or European Standards or Codes of Practice

Energy Strategy Summary

The energy strategy report describes the approach taken in determining the servicing strategy for the development at One Medlock Street. The report outlines the site and the proposals for a PBSA block and a commercial office.

It discusses government policy and the energy hierarchy where developers are expected to employ passive measures, use highly energy efficient equipment to reduce energy demand and then incorporate on site measures, such as zero carbon or heat networks where feasible. The report also outlines the ongoing de-carbonisation of the grid showing that the carbon factor of grid electricity has been dropping and is predicted to continue dropping until it becomes close to zero.

Local and national planning policy are then reviewed which include meeting the requirements of EN6 of the Greater Manchester Core Strategy. The buildings are also required to meet the energy targets and limiting efficiencies of Part L1A for domestic buildings and Part L2A for Non domestic.

Next an appraisal of solutions is presented following a strategic approach which has three stages:

- **Be Clean** – Incorporate Passive measures to reduce energy demand
- **Be Mean** – Use energy efficiently
- **Be Green** – Incorporate Renewable Energy

Be Clean - The following passive measures are also deemed to be feasible:

- Natural Ventilation – PBSA Only
- Good natural daylight
- High air tightness
- Thermal insulation that exceeds minimum standards
- Low G-value glazing

Be Mean - The following energy efficiency measures are incorporated:

- Ventilation Heat recovery
- Low energy lighting
- Variable speed drives
- Demand Operated Systems
- Daylight Dimming
- Electric Heating and hot water generation – PBSA Only

Be Green - The following LZC technologies are reviewed for their feasibility:

- Biomass
- Wind
- Biogas/ Anaerobic Digestion
- Geothermal
- Ground Source Heat Pump
- Air Source Heat Pumps
- Combined Heat & Power (CHP) [Natural gas and Biomass]
- Solar Hot Water
- Solar Photo-voltaic

With Air Source Heat Pumps selected for both buildings and Solar Photovoltaics selected for the commercial office only.

Connection to the Manchester Civic Quarter heat network is also reviewed but this is deemed to be too far away to be economically feasible.

Ventilation Strategy Report

The ventilation strategy report describes the approach taken in determining the ventilation requirements for the development at One

Medlock Street. It discusses the site and the proposed new residential apartment and commercial office buildings and looks at the standards these buildings need to comply with, being:

- Approved Documents F, B and O
- CIBSE Guides
- Relevant British Standards
- DEFRA Guidance Document “Guidance on the Control of odour and Noise for Commercial Exhaust Systems”

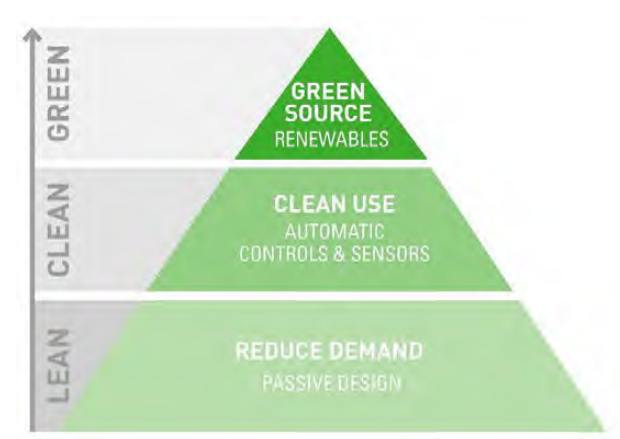
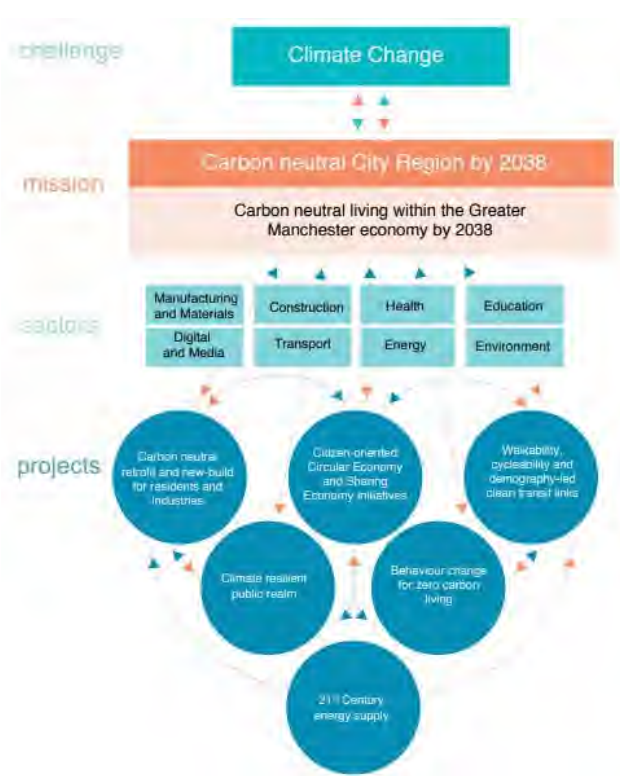
The CIBSE TM59 is used to assess the risk overheating in the apartments and the BCO guide is used to inform the strategy in the offices. A strategic approach is then used to ascertain the most appropriate ventilation strategy.

PBSA
The strategic approach shows that for the student accommodation mechanical ventilation with heat recovery should to be adopted due to the surrounding air quality and acoustics. The lower two floors of bedrooms also need filtration on the mechanical ventilation due to the air quality. The mechanical ventilation will be supplemented by opening panels to give the occupants the option of using purge ventilation for the avoidance of overheating.

The amenity spaces in the PBSA building will be served by mechanical ventilation with heat recovery to overcome high peak usage and the associated heat gains. Plant, storage and back of house areas will be provided with extract ventilation to meet the requirements of Part F.

Commercial Offices
The strategic approach shows that for the offices the depth of plan and the internal heat gains dictate a requirement for cooling and hence mechanical ventilation. The air quality and acoustics constraints of being by a major road also lead to the use of mechanical ventilation.

The central core toilets will be ventilated by a dedicated toilet extract system. The plant, storage and back of house areas will be provided with extract ventilation to meet the requirements of Part F.



6.0 Internal Space Provisions

6.1 Block A - Typical Open Plan Office Arrangement

A typical office floor plate has been tested for different occupiers and letting splits across both blocks. The options tested are:

- 1: 10 Open Floor Plan
- Cellular Floor Plan
- 50/50 1:10 Open / Cell

This plan shows a typical 1:10 open office plan, indicating how the space could be used.

This layout shows how users access the space from the centrally located core directly into the main reception space, with views to the city. Meeting and gathering spaces are located primarily to the Medlock Street east elevation, with workspace and breakout spaces continuing around the perimeter of the building, maximising the use of natural light.

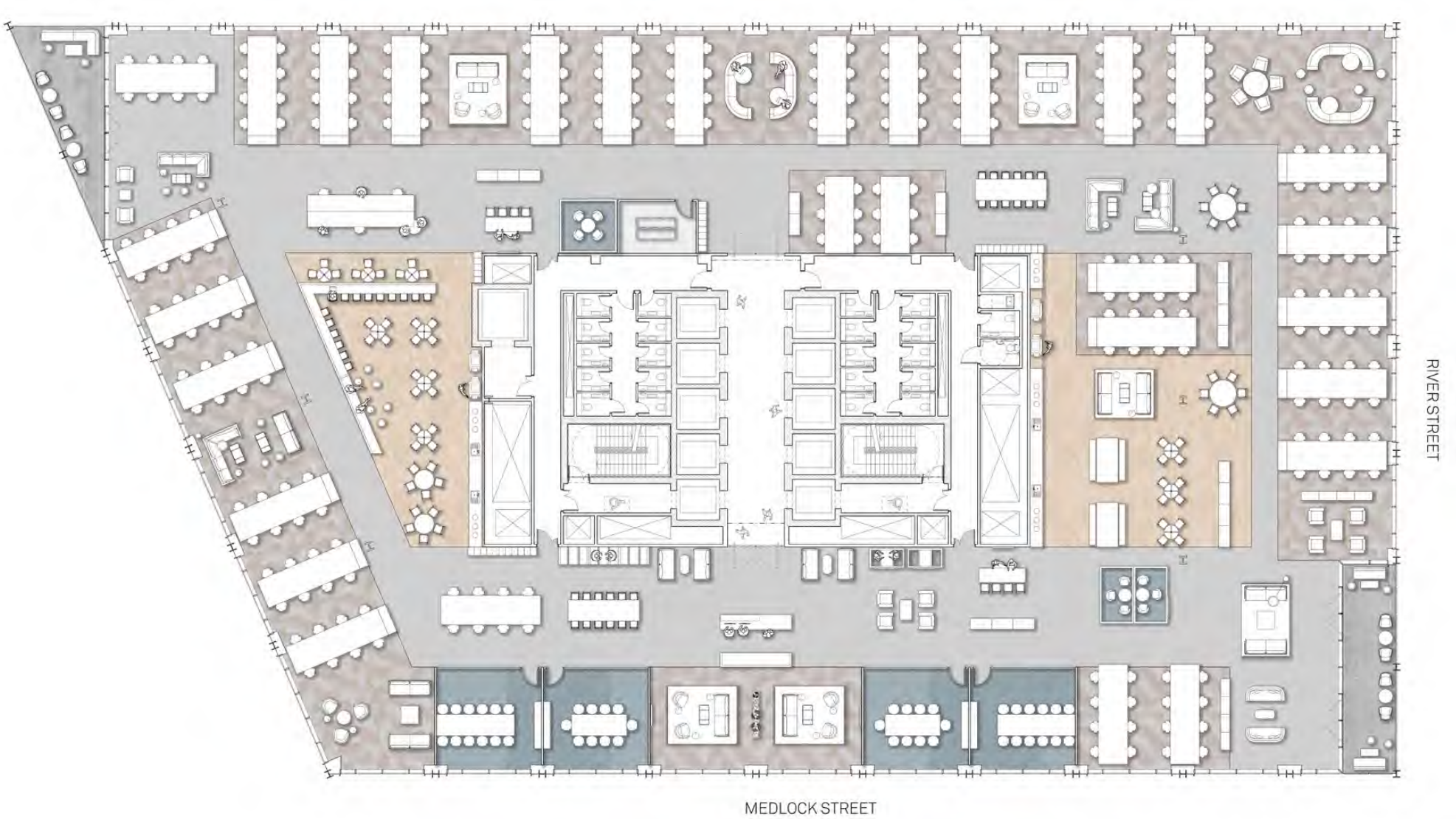
Secondary and tertiary space is closer to the core, suitable for support services such as kitchens, meeting booths, pods, printer hubs and built in storage facilities.

This layout accommodates in Block 1:

- 225 no. Workstations / Desks
- 2no. 2 Person Meeting Room
- 2no. 3 Person Meeting Room
- 1no. 4 Person Meeting Room
- 2no. 10 Person Meeting Room
- 2no. Boardroom (12+)
- 3no. 2 Person Booth
- 4no. Print Hubs
- 1no. Server Room



External terraces on each floor provide breakout spaces with city views



6.1 Block A - Typical Cellular Office Arrangement

This layout shows how a cellular option could work within the parameters of the space. The cellular offices are positioned around the external perimeter of the building to take advantage of natural light, with secondary and tertiary functions closer to the core. Reception is centrally located on entry to the east of the core which allows both staff and visitors to enjoy the views across Medlock street and the city. Lounge style seating and co-working benches located ideally near the kitchen / dining area but not too distant from the external terraces so occupants can still feel connected to desirable outdoor space. A variety of meeting spaces, pods, individual focus working, print hubs and storage extend from the central core outwards to save vital space for more working areas.

This layout accommodates in Block 1:

- 138no. Workstations / Desks
- 16no. 1 Person Office
- 4no. 2 Person Office
- 4no. 2 Person Meeting Room
- 4no. 4 Person Meeting Room
- 1no. 10 Person Meeting Room
- 1no. Boardroom (18+)
- 7no. 2 Person Booth
- 4no. Print Hubs
- 1no. Server Room



6.1 Block A - Split Office Floorplate Arrangement

This layout shows how the office floor plate for both blocks could be split 50/50 between two different tenancies giving both offices access to terraces.

The plan shows how the two reception areas could be located and access could be provided to the core for both offices.

This layout accommodates in Block 1:

Open plan:

- 114no. Workstations / Desks
- 1no. 1 Person Office
- 3no. 4 Person Meeting Room
- 1no. 10 Person Meeting Room
- 1no. Boardroom (12+)
- 4no. 4 Person Booth
- 3no. Print Hubs

Cellular:

- 70no. Workstations / Desks
- 7no. 1 Person Office
- 2no. 2 Person Office
- 2no. 3 Person Meeting Room
- 2no. 4 Person Meeting Room
- 1no. 6 Person Meeting Room
- 1no. 10 Person Meeting Room
- 1no. Boardroom (18+)
- 2no. Print Hubs



6.2 Block B - Arrangement of Amenity Spaces

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Jon Matthews Architects

The PBSA block includes a generous provision of amenity spaces which serve a wide variety of student needs to create a productive, fulfilling and enjoyable living environment, which facilitates the development of friendships between students.

The amenity spaces have been grouped according to the functions that they serve, and located accordingly throughout the building.

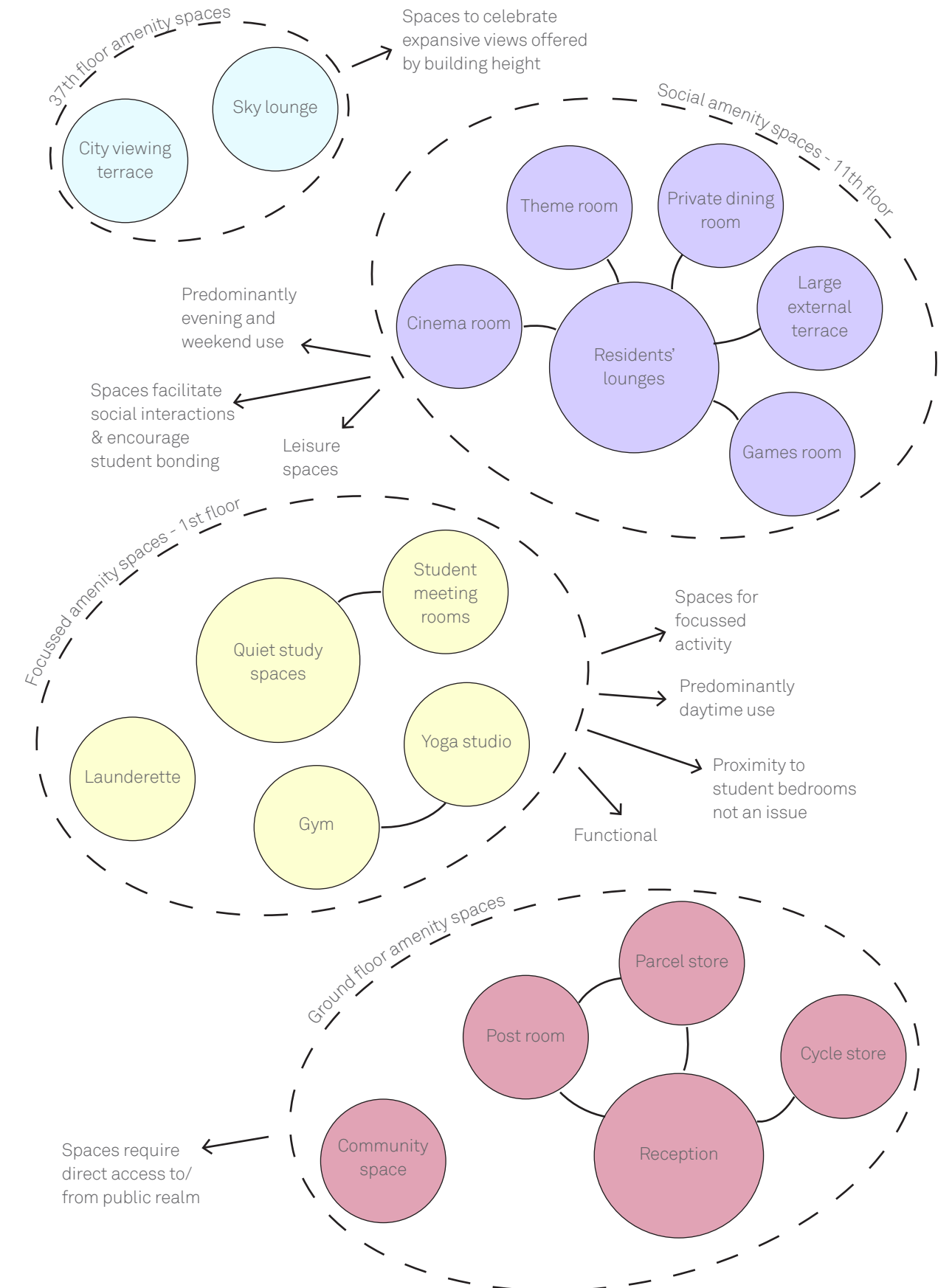
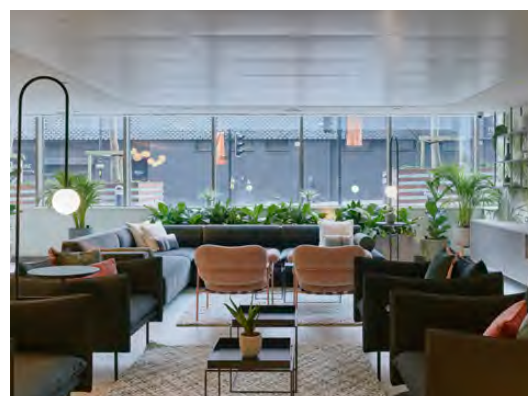
The ground floor offers practical front of house services, including a large reception space, a concierge, a post room, parcel store and staff facilities. Also included on the ground floor of the building is a large flexible community space, with its own entrance off of the new pocket park facing onto River Street. This community space will be available for use by students living in the building, as well as residents of the local community; helping to create positive connections between these two groups.

The first floor of the building houses the 'quiet' amenity spaces, intended for focussed activities of various kinds. These include multiple study rooms and meeting spaces for group study projects, a gym, yoga studio and launderette.

The 11th floor of the building is focussed on leisure activities, helping students to relax and forge friendships. These include multiple shared lounge spaces of varying sizes, a private dining room, cinema room, games room and a theme room. The spaces on this floor benefit from a fully glazed facade, offering views over the city and allowing in plenty of natural light. This floor also features a large roof terrace, with planted areas and views out over the city, providing students with outdoor amenity space.

The building's 37th floor is home to an additional roof terrace and a skylounge for students to enjoy. These spaces are designed to celebrate the expansive views across Manchester that are offered by the building's height.

Precedents demonstrating the proposed look and feel of amenity spaces



6.3 Block B - Amenity Spaces within the Building

The PBSA block's amenity spaces are designed to offer numerous opportunities for study, socialisation and leisure, to suit a diverse range of student needs and preferences.

All amenity spaces are generously sized, and carefully designed to suit their individual proposed uses.

The building offers just over 1,200m² of amenity space in total, equivalent to 1.19m² of amenity area per student. This is a greater provision of amenity space than the closest neighbouring PBSA scheme, the River Street building next door, which offers 0.9m² of amenity space per student, for a total of 727m² amenity space.

This page sets out a timeline for a day in the life of a student living in the building, in order to give a better sense of the range of amenity spaces on offer, and how these can create a varied and fulfilling lifestyle for students.

Please note: these views of the building's primary amenity spaces are shown with an earlier iteration of the facade design. This does not impact the internal arrangement of spaces.

Timeline of a student's day in the building

- 

08.00
- 

09.20
- 

11.10
- 

11.30
- 

12.00
- 

13.00
- 

14.00
- 

16.00
- 

17.00
- 

18.00
- 

20.00
- 

22.00
- 

23.00
- Up early to start the day off with a yoga class in the yoga studio
- Head down to reception to wait on the sofas there for a friend, before making the 10 minute walk over to uni for a lecture
- Back from the lecture, pop into the parcel store on the way in to pick up some post
- Head to the launderette on the first floor to do some washing
- Find a good spot in one of the quiet study rooms to type up lecture notes
- Lunch with friends on the 11th floor roof terrace, enjoying the views over the city
- Book out a student meeting room with some coursemates to make a start on a group assignment
- Unwind with a workout in the gym
- Meet a friend for a table tennis match in the games room
- Prepare food with friends for a dinner party in the private dining room
- Enjoy a film in the cinema room
- Move across to one of the shared lounge spaces for a post-film discussion
- Head up to the 37th floor sky lounge to look out over the city at night before bed



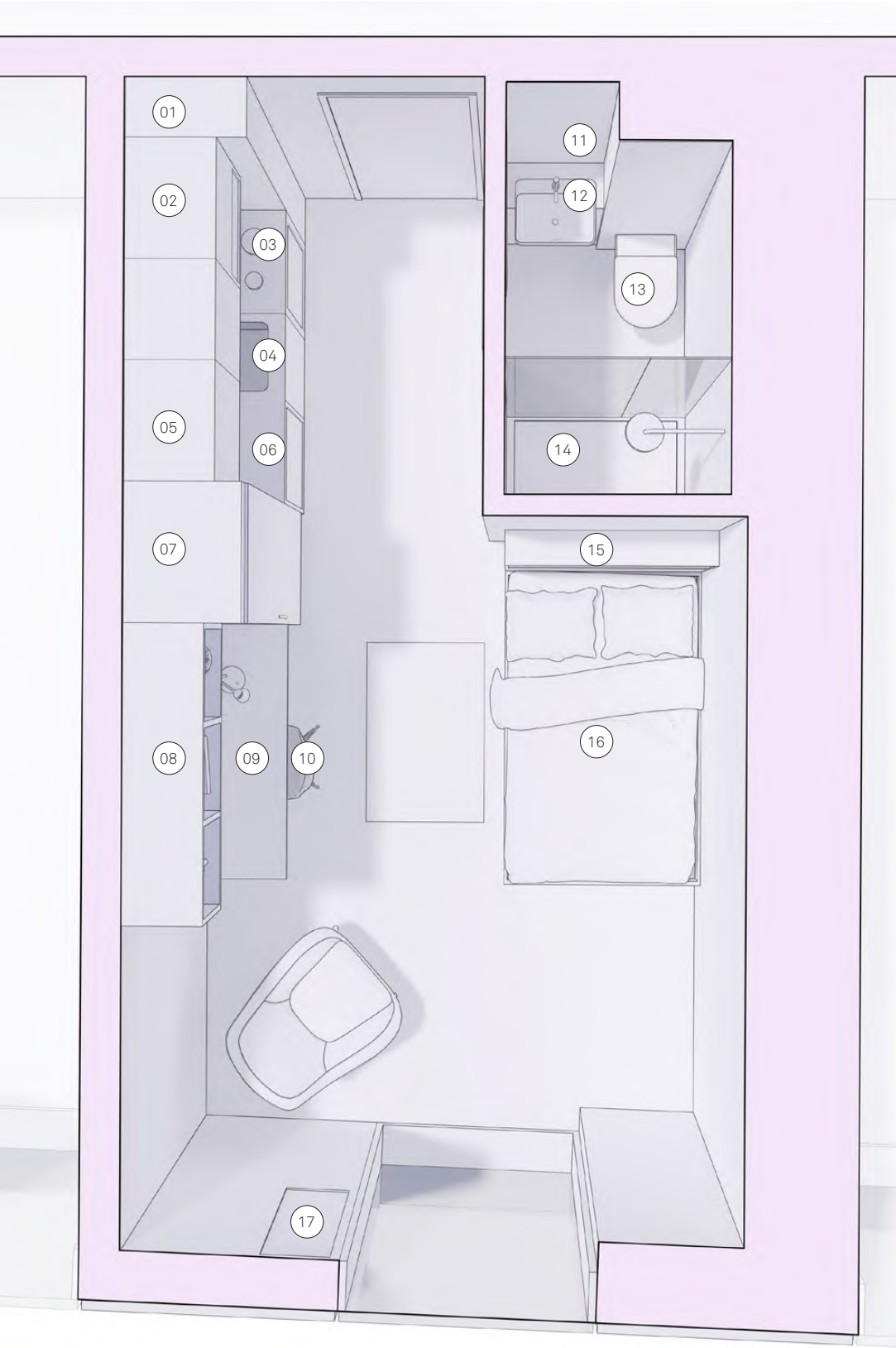
6.4 Block B - Typical Student Bedrooms

The student bedrooms throughout Block B have been designed to make efficient use of space, whilst providing students with everything they need to live and study comfortably.

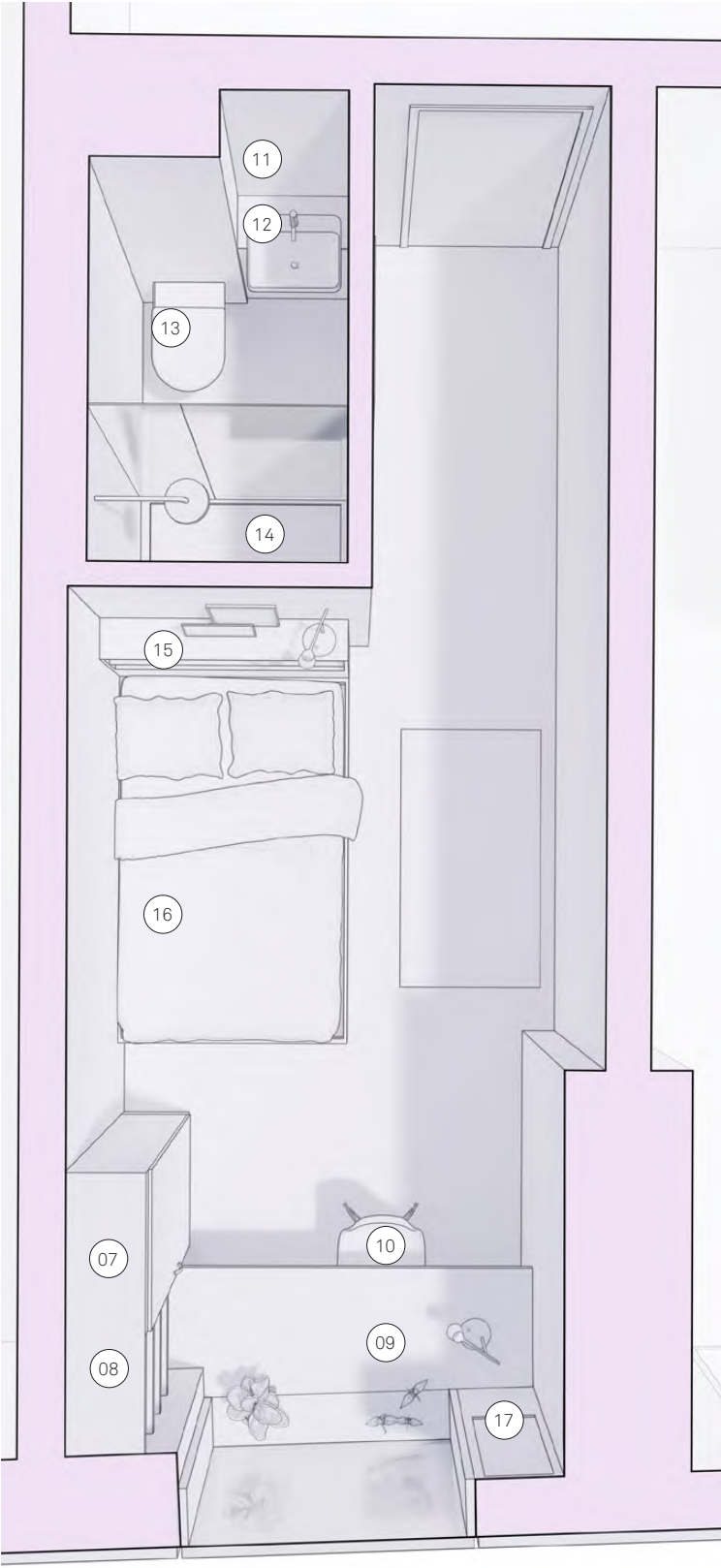
The typical studio layout offers individual students a full kitchen suite, complete with an oven, a fridge/freezer, a sink and a microwave. Meanwhile, students who choose one of the cluster bedrooms share kitchen, living and dining facilities in groups of 6-7. Both room types feature ensuite bathrooms, small double beds, and desks for private study. The rooms provide generous storage space, incorporating wardrobes and desk shelves, with additional shelving and general storage built into the bed frame.

Openable vent panels provide natural ventilation and allow students control over their internal environment.

Typical studio layout



Typical cluster bedroom layout



- Key
- 1. 300mm w unit for storage
 - 2. Wall unit with microwave
 - 3. Oven
 - 4. Sink
 - 5. Wall unit
 - 6. Fridge/freezer
 - 7. Full height wardrobe with internal 3 drawer chest. 1.85m h x 700mm w x 600mm d
 - 8. Bookshelves. 350mm deep
 - 9. Desk. 1.2m min. w x 600mm d (average)
 - 10. Desk chair
 - 11. Vanity shelf
 - 12. WC
 - 13. Basin
 - 14. Shower
 - 15. Bed head with integrated shelving. 1.2m high x 200mm d incorporating power sockets & switches
 - 16. Storage bed. Small double mattress 1.2m w x 1.9m d.
 - 17. Openable vent panel

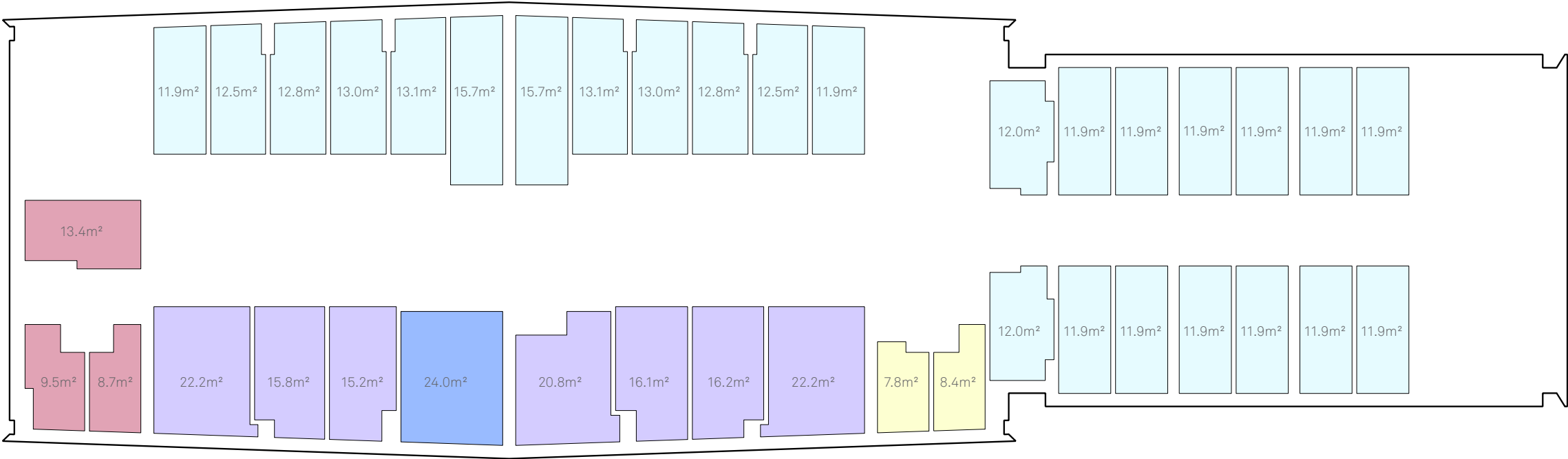
6.5 Block B - Student Bedroom Sizing

A variety of typologies of bedrooms are provided within the PBSA block to serve all student needs and budgets. These include 4 main typologies for bedrooms:

- › Cluster bedrooms have ensuite shower rooms and share kitchen/living/dining rooms between 6-7 students.
- › Studios have ensuite shower rooms with self contained kitchen facilities and more generous space provisions.
- › Twodios share shower room and kitchen facilities between two students.
- › Threedios share shower room and kitchen facilities between three students, with some rooms also having ensuite shower rooms

Wheelchair accessible studio bedrooms are also provided, with nine rooms provided across the lower floors of the building.

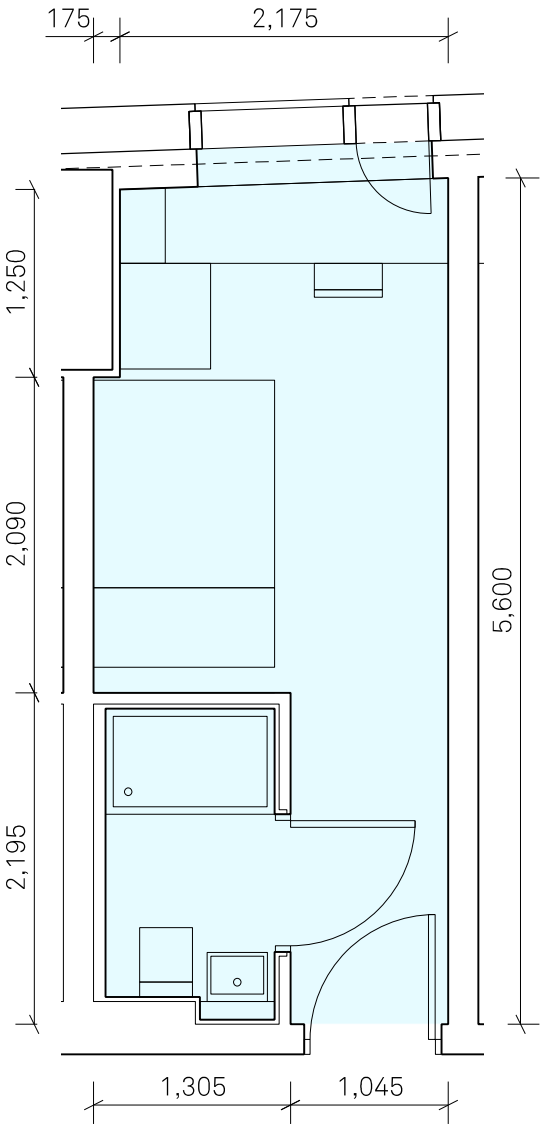
The unique tapered shape of the PBSA block naturally provides additional differentiation in room sizes and configurations, offering a wide variety of room choices beyond the simple differentiation of typologies. This allows the rooms to suit different price points, and offers students a greater degree of choice over their living spaces.



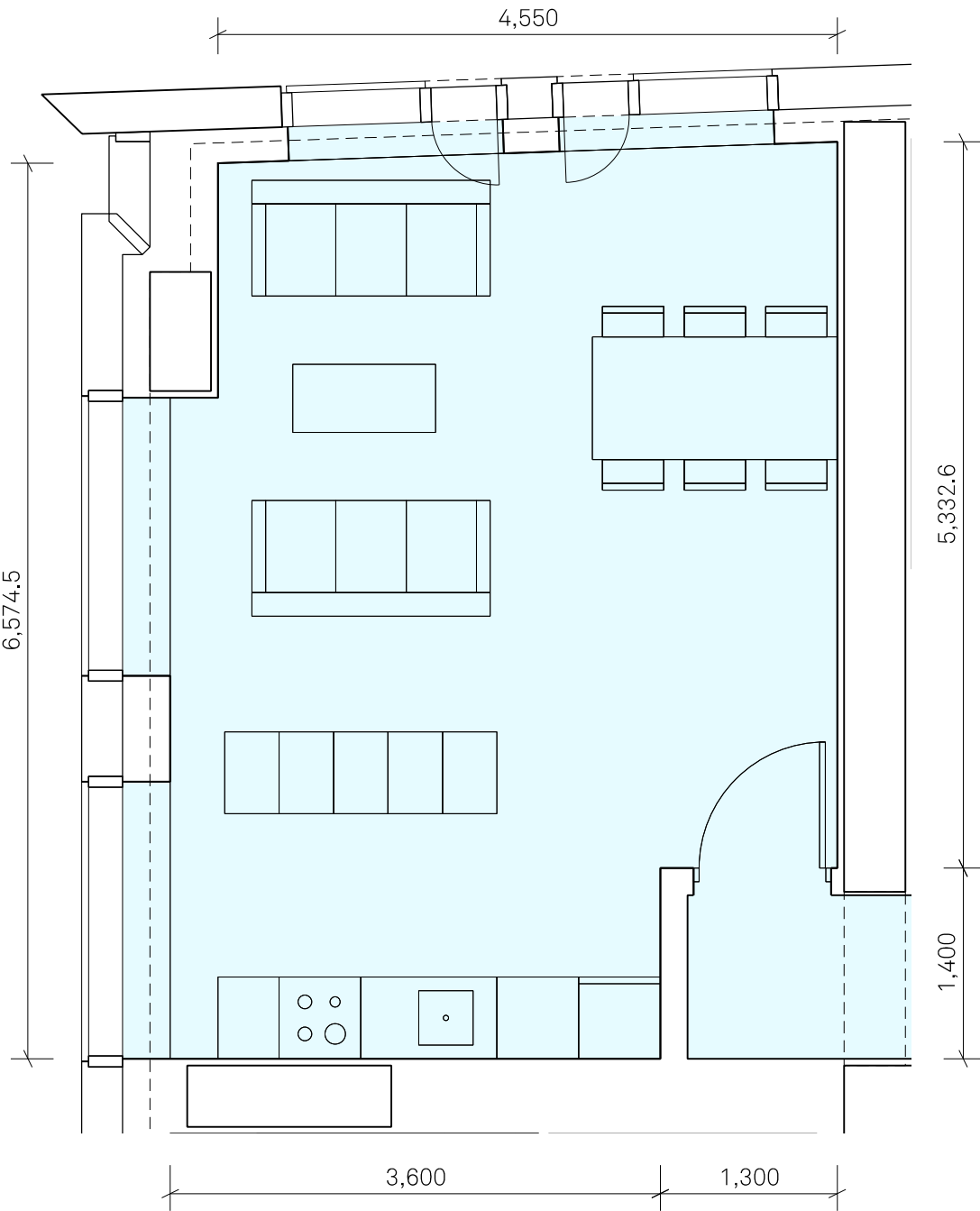
Key

- Cluster bedroom
- Studio
- Twodio
- Threedio
- Wheelchair accessible studio

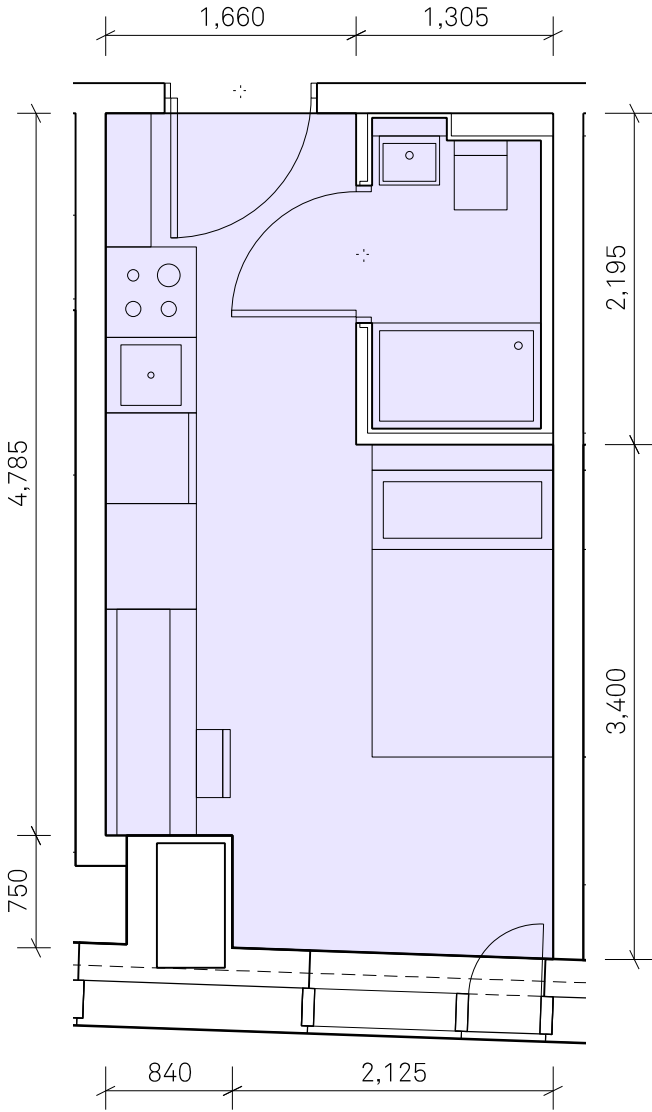
Typical Cluster Bedroom



Typical Cluster Kitchen/Living/Dining Space
Kitchen/Living/Dining space shared
between 6-7 cluster bedrooms

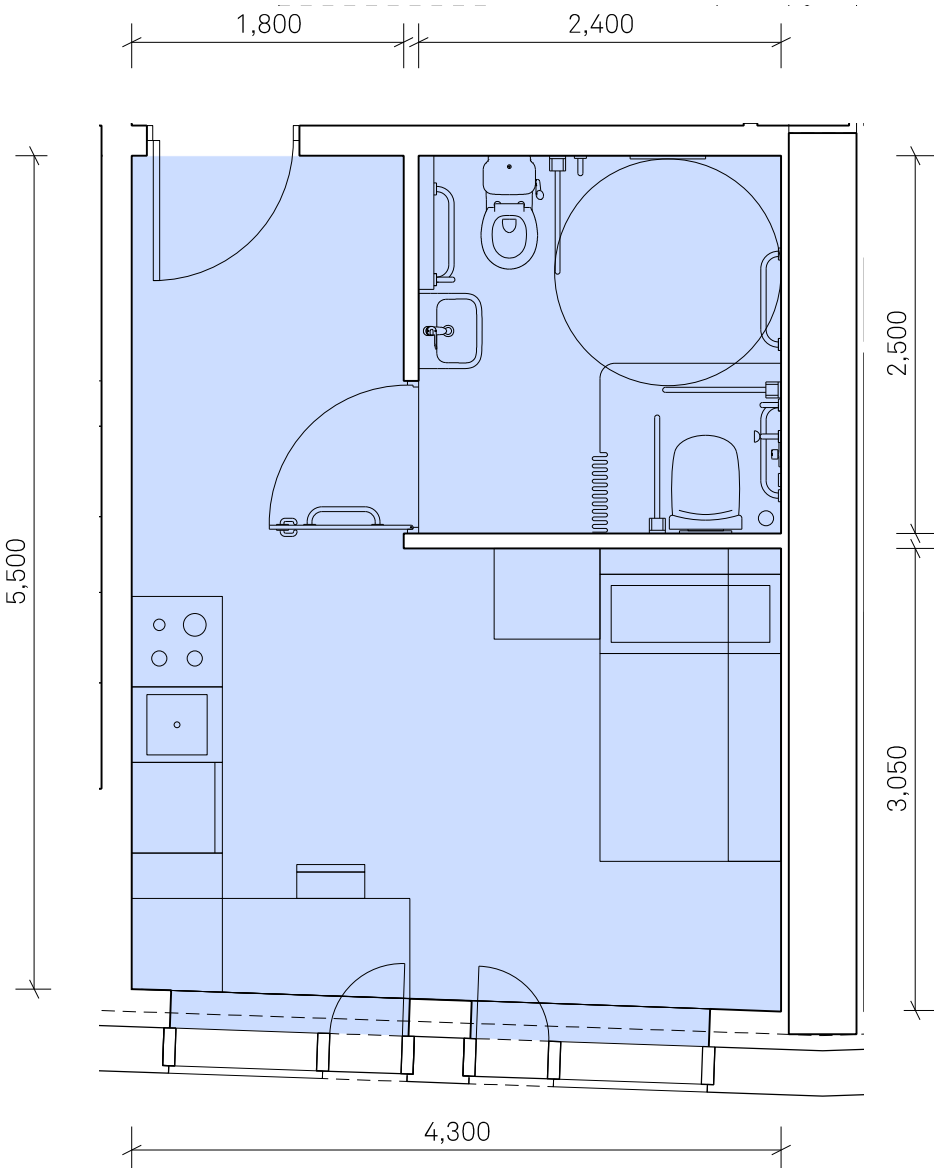


Typical Studio

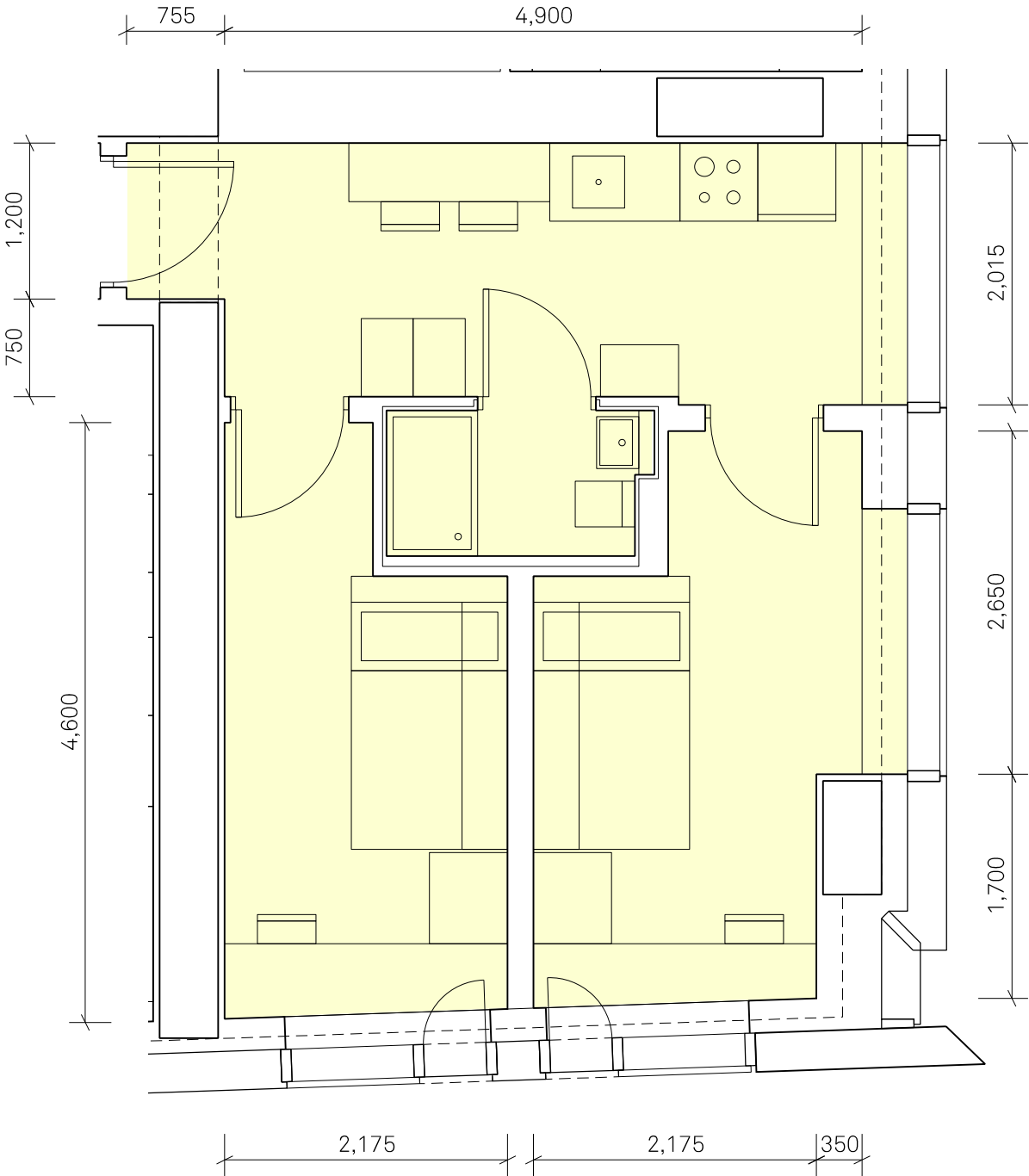


6.6 Typical Student Bedroom Layouts

Typical Wheelchair Accessible Studio



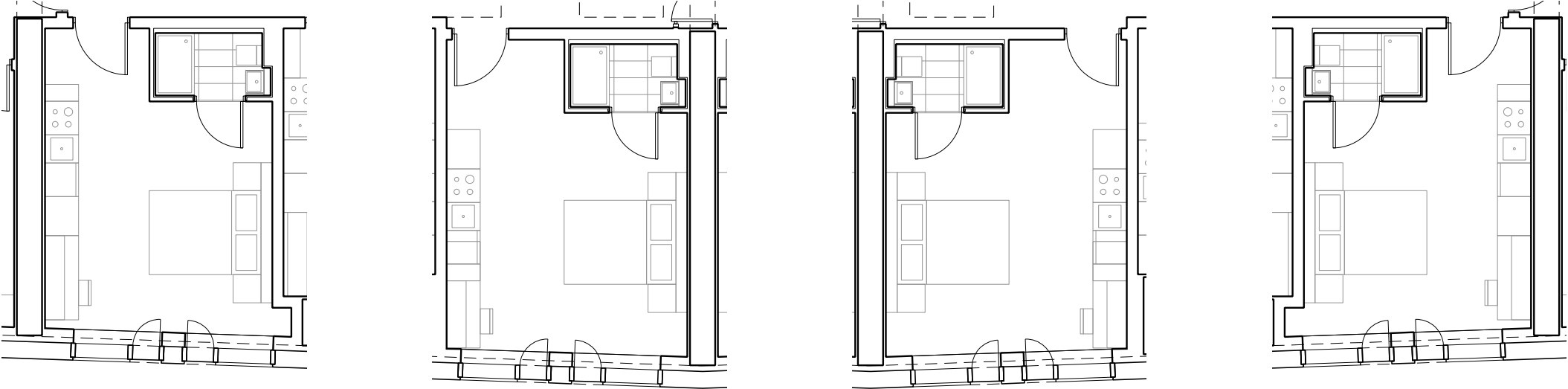
Typical Twodio
Threedios share similar spatial arrangement



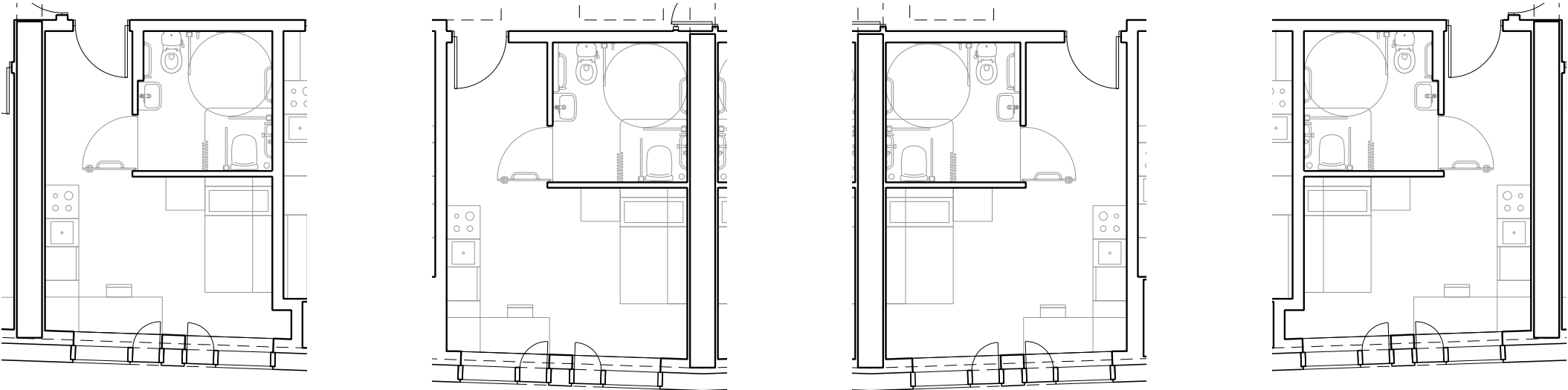
6.7 Wheelchair Accessible Convertible Studios

The proposed scheme contains 9 wheelchair accessible (WCA) studios and 127 larger studios which can be easily converted into additional WCA when required. This equates to 13% of all bedrooms which are either WCA studios or are capable of being converted into WCA studios. The plans adjacent demonstrate this conversion.

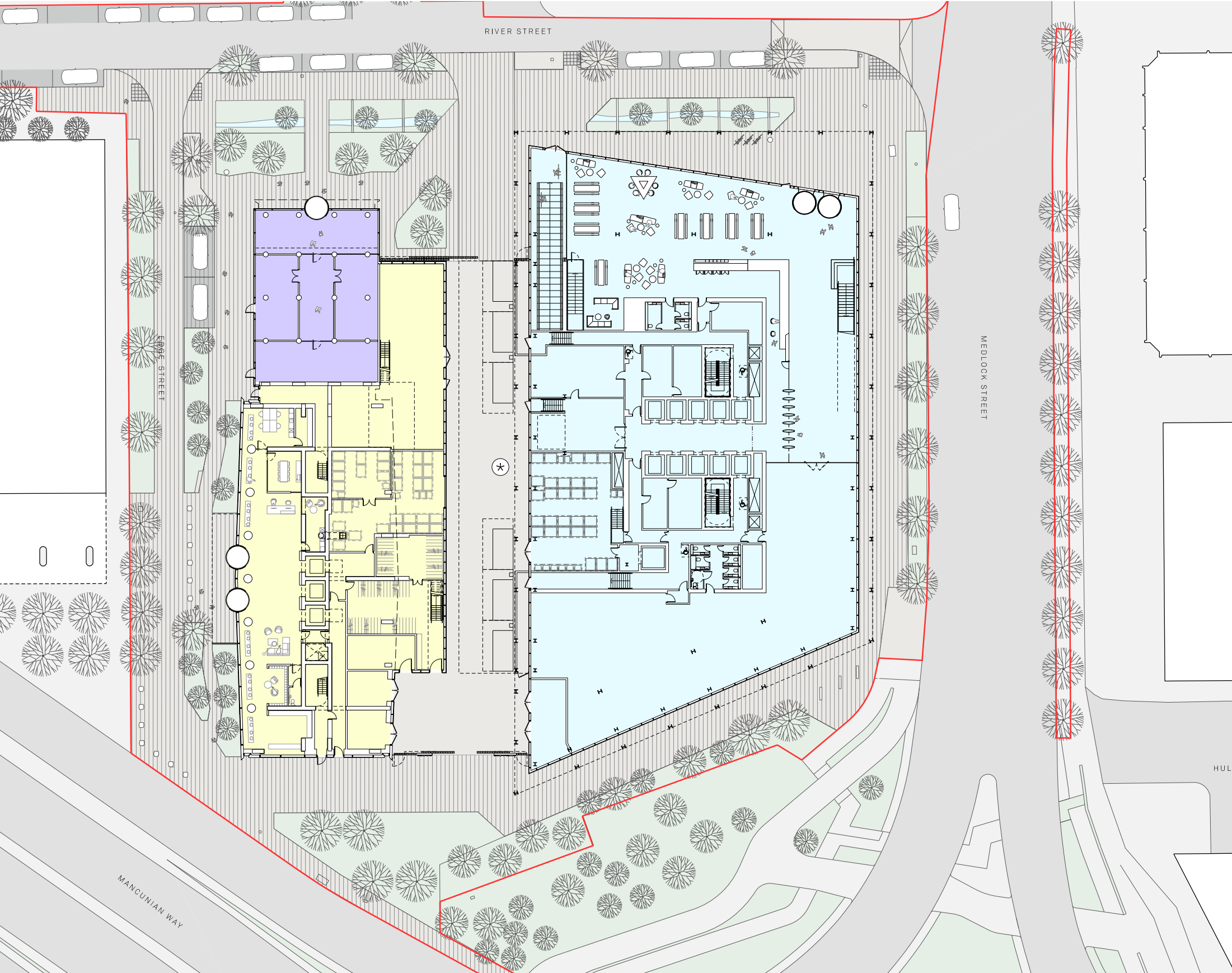
Proposed design
Convertible tudios on a typical floor



Proposed adapted design
Studios converted to WCA studios



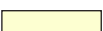
6.8 Ground Floor Use Classes



The ground floor of the scheme incorporates a range of use classes across the two buildings. The entirety of the ground floor of Block A will be categorised as Use Class E, as this incorporates reception & back of house spaces for the offices, as well as a large commercial unit to the south.

Meanwhile, the majority of the space at the ground floor of Block B will be categorised as Sui Generis, made up of reception, amenity and back of house spaces for the student accommodation. The northern end of this block, however, is where the flexible community space will be located. This will be categorised as Use Class F1, F2 or E. The exact use and categorisation of the space is to be determined as the design of the scheme progresses.

Key

	Use Class E
	Use Class F1/F2/E
	Use Class Sui Generis



7.0 Landscape

The Wider Masterplan



DESIGN DRIVERS



MAKE IT MANCHESTER



GREENING THE STREET



WATER MANAGEMENT



ACCESSIBLE FOR ALL

This page presents the proposals for One Medlock in relation to the wider vision as detailed in the Medlock Street Junction scheme, First St. SRF and One City Road Masterplan, identifying the key linkages and public realm spaces. The site is in a pivotal location within the SRF helping to connect regeneration areas and improving connectivity/experience for the local community.

A set of important overarching design drivers have developed for the site. We have ensured we constantly refer back to these and have followed them throughout the design process.

7.2 Landscape Design Principles

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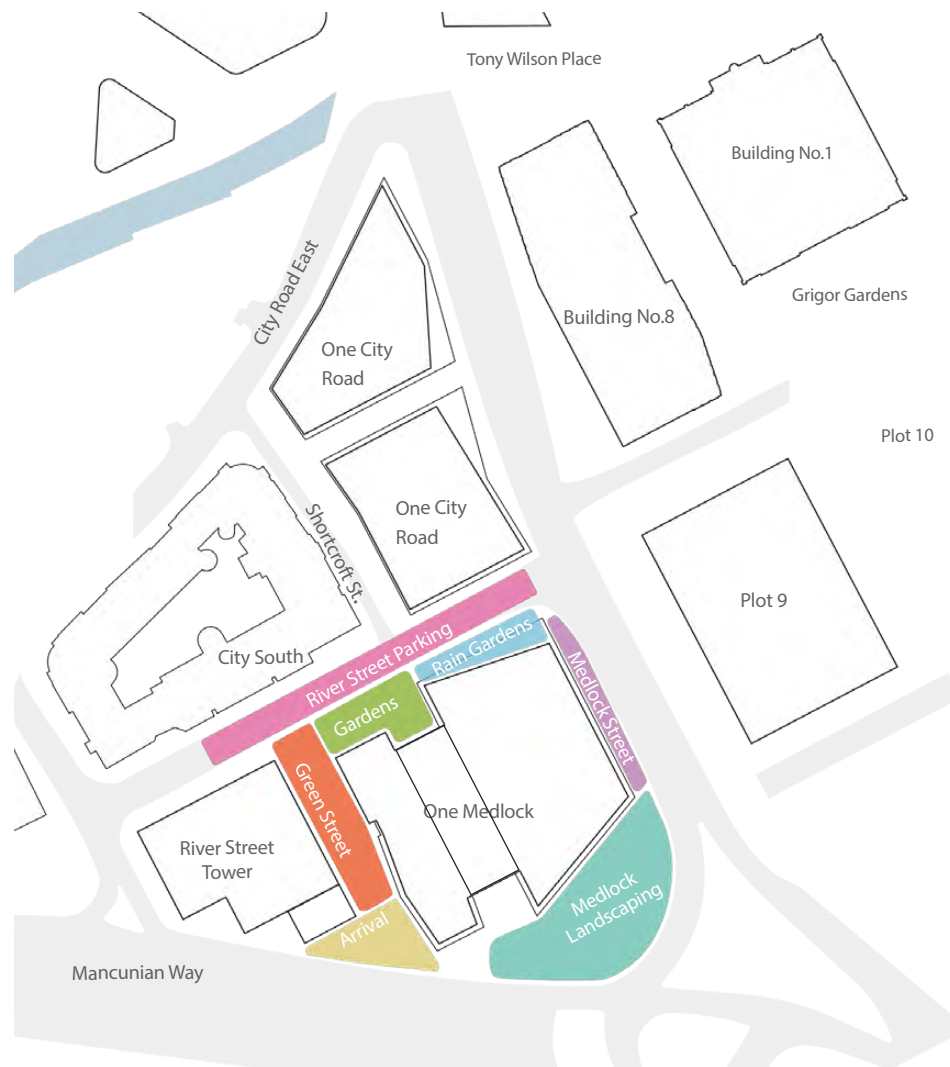
Jon Matthews Architects

The concept for the public realm is to create a series of contemporary and distinctive spaces that draw upon the sites unique location within the city. Complementing the proposals within the wider First Street development and One City Road scheme.

When taken in the context of the proposed and emerging buildings together with the sustainable transport links, the external spaces will become both a destination and a stepping-stone to connect future commercial phases, leisure uses and existing residential areas within the locality.

A contemporary palette of materials will reinforce this as a key quality destination defined by a simple, robust palette of landscape elements.

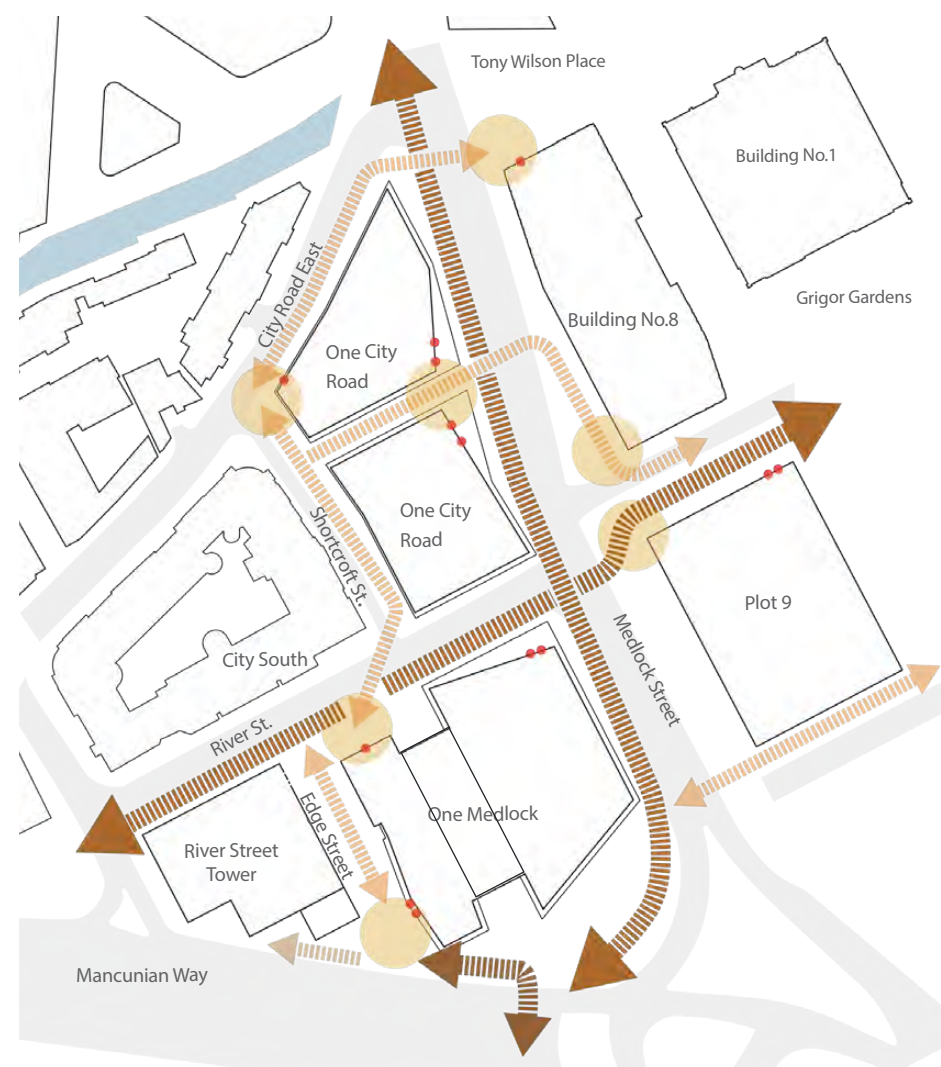
Design quality and delivery is key in establishing the development proposals as a fundamental link in the wider emergence of First Street. The use of quality, robust and appropriate materials will create a vibrant landmark development with a strong identity.



CHARACTER AREAS & KEY SPACES

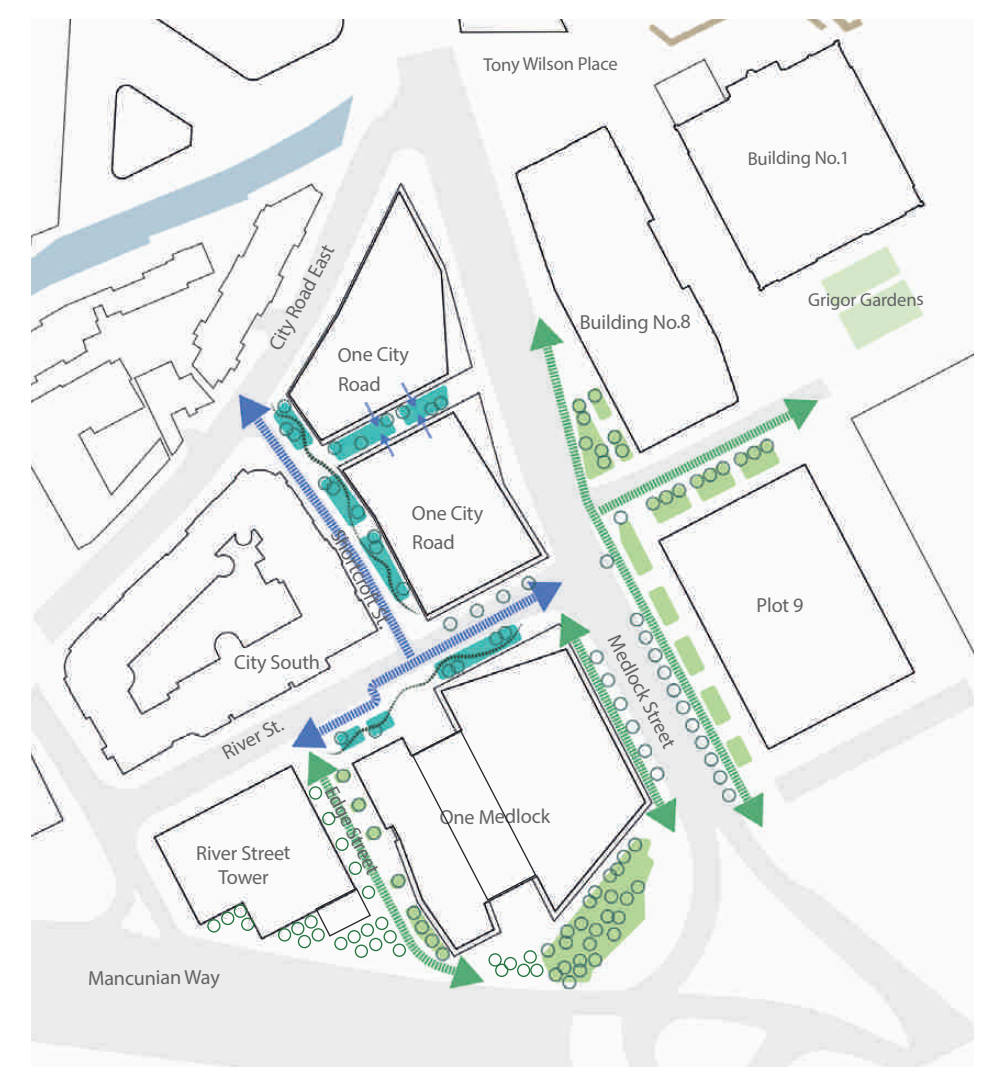
Creating on clear definition of spaces as follows:

- › Gardens
- › River Street Parking
- › Rain Gardens
- › Green Street
- › Medlock Street
- › Medlock Landscaping



CONNECTIONS

- › Establishing clear physical connections
- › Strengthening East - West movement
- › Reinforcing North - South route
- › Catering for desire lines
- › Improving the existing cycle route along Medlock Street, through street trees and planting
- › Creating a new shared pedestrian and cycle link to River Street via Edge Street.



BLUE/GREEN INFRASTRUCTURE

- › Continuing the SUDs schemes from One City Road scheme
- › Actively draining surface water run off into the landscaping similar to One City Road.

The landscape scheme aims to deliver a series of high quality urban spaces and streets that wrap around and through the development. At the heart of the proposal are a series of linear rain gardens proposed along River Street that will incorporate sustainable drainage, tree planting and an ecologically diverse planting scheme.

These proposals are aided by the narrowing of River Street road from a 9m wide road to 3.7m width. With reallocation of on-street car parking to maintain current parking numbers.

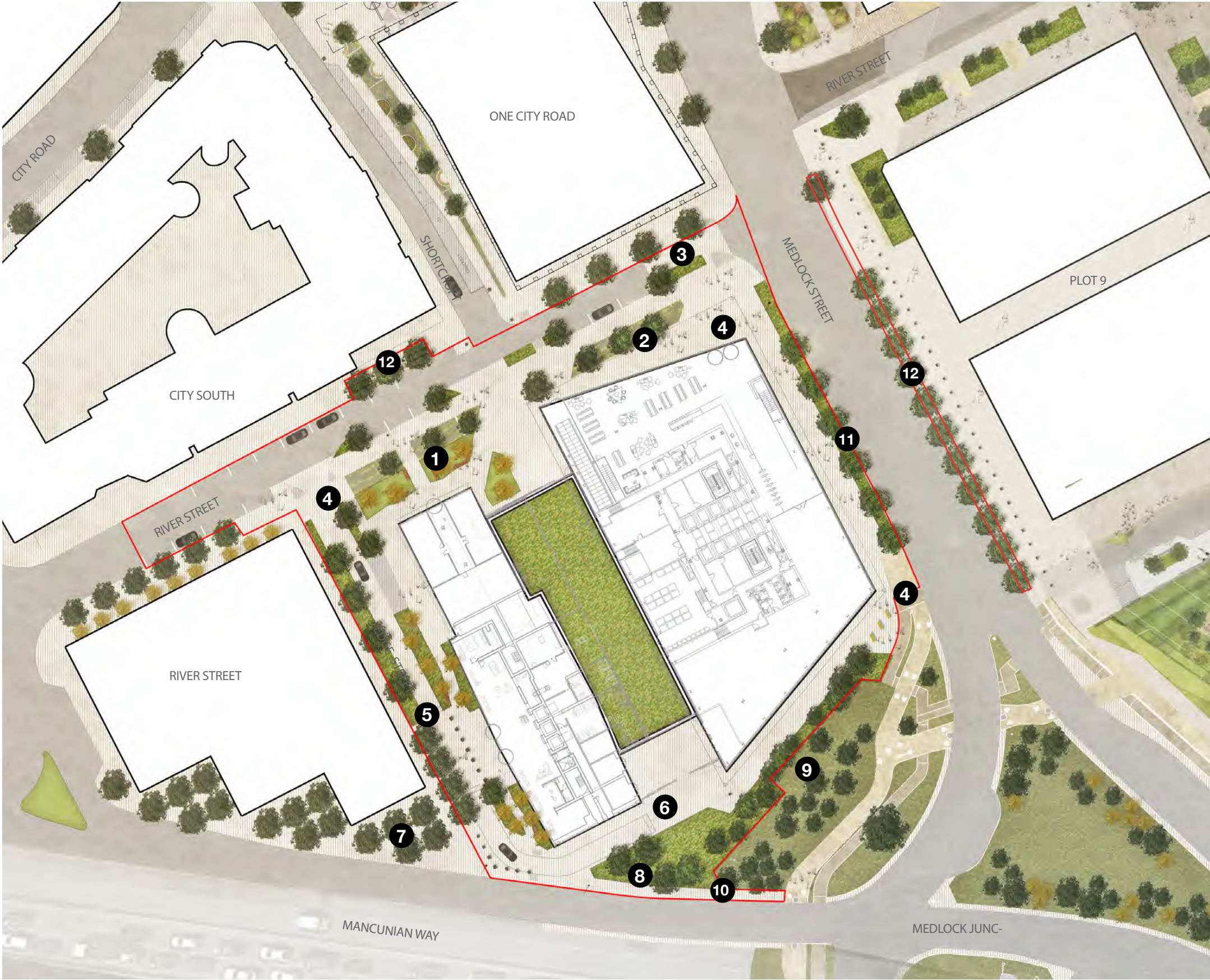
Semi-mature tree planting is proposed along Medlock Street, River Street, Edge Street and to the southern interface with the Mancunian Way and Medlock Junction to improve the pedestrian experience, provide an instant setting for the development and help increase the number of trees growing in the city.

Parking for the residential block is provided along Edge Street which leads onto a loading bay and servicing area for the building.

All wind mitigation has been achieved through the introduction of tree planting across the scheme, supported by additional wind baffles to South facing façade adjacent Medlock Street. Tree planting positions have been chosen as part of the street scene aspirations and fine tuned through wind studies to maximise their wind baffling abilities.

Below ground service trenches will be designed to avoid tree pits. The use of tree root barrier in areas where services are located in close proximity to the pit will be employed. Where existing services that can not practically be accommodated or mitigated against impede sufficient rooting volumes, above ground planters will be employed.

1. Pocket Park
2. Rain Gardens
3. Narrowing of River Street and relocated parking
4. Arrival Space
5. Edge Street disabled parking and streetscape
6. Servicing area with external substation
7. Existing grid pattern to adjacent scheme planting
8. Proposed continuation of grid tree planting on site
9. Relocating and rationalising tree planting to Medlock Junction to follow local precedent of trees planted on a grid format.
10. Widening of existing footpath to ensure safe pedestrian / cycle route from new Medlock Junction into the site and along Edge Street
11. Opportunity for street trees a to be introduced along Medlock Street.
12. Trees in planters to help assist with sites wind mitigation strategy.



Landscape General Arrangement (red line defines the extent of the proposals)

7.4 Hardworks

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Jon Matthews Architects

Hardworks Materials

Materiality

In response to the envisaged demands on the area, a simple and robust materials palette will be utilised. When considering materials reference has been made to the surrounding context.

Suitability

The proposed surfaces must be designed to be robust and durable, capable of withstanding user traffic / service vehicles, vandalism, general wear and tear, and thus reduce maintenance and long term management costs. The proposed mix of surface treatments aims to satisfy all of these whilst retaining a high level of quality materials in key public areas and to building thresholds.

Detailing

Quality and long lasting materials will be selected. The use of linear concrete block paving to the public realm & insitu concrete to the atrium space will provide a quality surface & contemporary finish. The design proposes to use a blend tones to complement the architecture.

Durability

The materials will be robust to withstand the levels of use expected within the development - including both pedestrian and vehicular traffic and service vehicles. Maintenance will also be a key consideration in product selection.

Sustainable

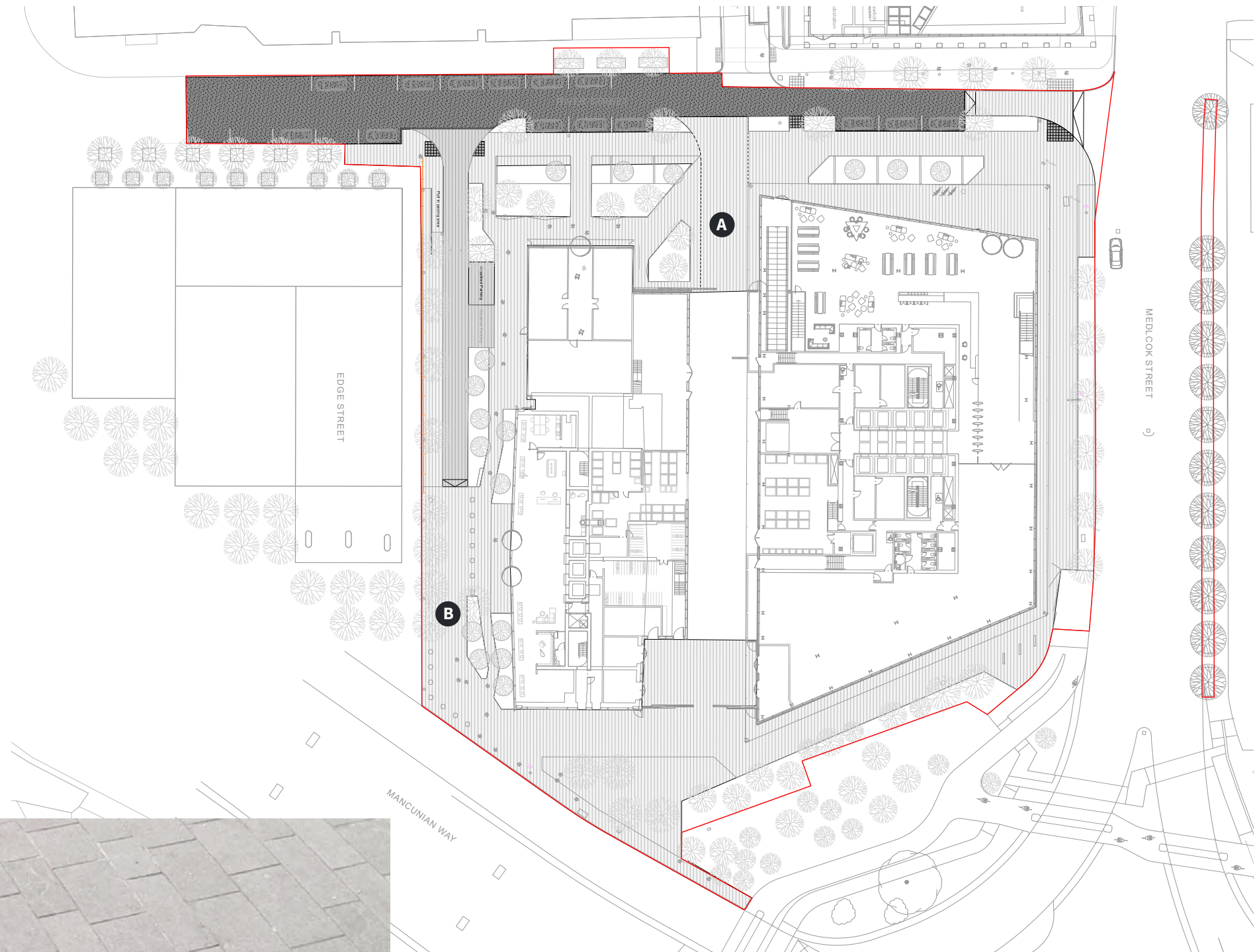
Material choice will also be based upon sustainable criteria. Specified materials will consider the environmental impacts of each product and will consider full life cycle assessments.



Linear Concrete Block Paving



Concrete Setts



The planting design has been a key consideration from the outset of the proposals, not only in the choice and size of species to reflect the planted trees within the adjacent schemes but to also ensure their successful establishment and long-term health and vigour. A total of 72 new trees have been proposed to mitigate the loss of 29 during the demolition & construction process of the buildings along with 1102m² of planting.

- The selection of the softworks and species is based around a number of design drivers:
- Semi-mature trees should demonstrate a range of form and seasonal interest, and be of an appropriate scale for the site.
 - Planting species should include a high percentage of native species and consider other ecology benefits.
 - Planting should include species that are safe to be included within a public environment.
 - Planting species chosen should be easy to maintain.
 - Planting should contribute to the ecological value of the proposals including pollinators, semi native varieties and those that attract insects or provide habitat.
 - Shrub planting is to include high percentages of evergreen and semi evergreen species that will ensure structure and visual interest all year round.
 - The soft landscape plays an important role in the management of surface water. These permeable areas reduce the amount of rainfall falling onto impermeable surfaces that would otherwise flow directly into the drains.
 - Play a crucial role in the wind mitigation strategy.



Evergreen Planting



Rain Garden Planting

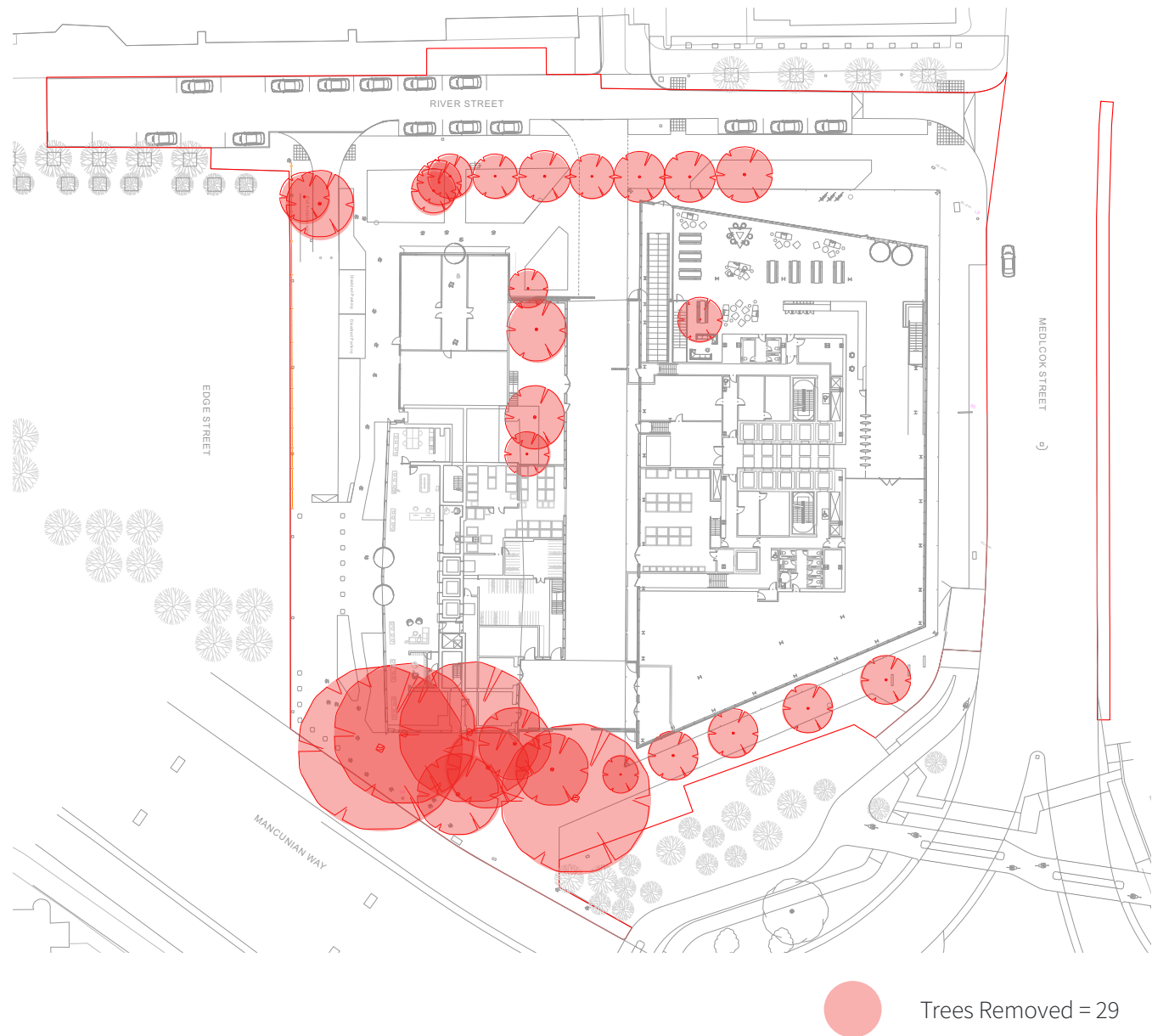
TREES	Abbreviations	Species	Common name	Girth/Spacing	Height/Spread	Pot	Quantity	Notes
Multi-Stem Trees	Bj(ms)	Betula utilis jacquemontii	White-barked himalayan birch	Multi-stem	4.5m	Rootballed	17	4x; branched; 5 breaks
Clear-Stem Street Trees	Bj	Betula utilis jacquemontii	White-barked himalayan birch	30-35cm	8-10m	Rootballed	15	Semi-mature RB, 2m clear stem, underground guyed, 4-6xtransplanted
	Ls	Liquidambar styraciflua	Sweet gum	40-45cm	8-10m	Rootballed	10	5x; Semi-mature; clear stem minimum 200cm
	Qp	Quercus palustris	Pin oak	30-35cm	8-10m	Rootballed	6	4x; Semi-mature; clear stem minimum 200cm
	Tc	Tilia cordata	Small leaved lime	35-40cm	8-10m	Rootballed	13	Semi-mature RB, 2m clear stem, underground guyed, 4-6xtransplanted
	Pxa	Platanus x acerifolia	London Plane	35-40cm	8-10m	Rootballed	5	Semi-mature RB, 2m clear stem, underground guyed, 4-6xtransplanted
Evergreen Trees	Pn	Pinus Nigra	Austrian Pine	30-35cm	8-10m	Rootballed	6	Semi-mature RB, 2m clear stem, underground guyed, 4-6xtransplanted

7.6 Tree Removal Plan

To facilitate the construction of the development all existing trees within the application will be removed. This includes trees along River Street and adjacent Mancunian Way, equating to 29 trees. A number of the existing trees are classified as Category B (Good) in the arboricultural report however due to the proposed public realm uses, vehicular access requirements and building maintenance requirements these trees will also be removed as part of the application.

New tree planting along Edge Street also provides an added wildlife corridor running north-south through the scheme, something that is lacking on the existing site. Combined with shrub planting at ground level a high quality wildlife foraging route is created.

The proposed public realm masterplan will replace more than double (74No.) of the existing provision. The new trees will provide a wider species range compared to the current provision creating diversity and climate tolerance.



INDICATIVE TREE SPECIES



Liquidambar styraciflua



Betula utilis jacquemontii



Quercus palustris



Plantinus x acerfolia



Pinus nigra



Tilia cordata

INDICATIVE SHRUB PLANTING



RAIN GARDENS

Drawing on the aspiration to create a network of continuous connected spaces, the SuDS strategy looks to utilise the green spaces within the public realm to collect, store, convey and filter surface water run-off from the hard paving.

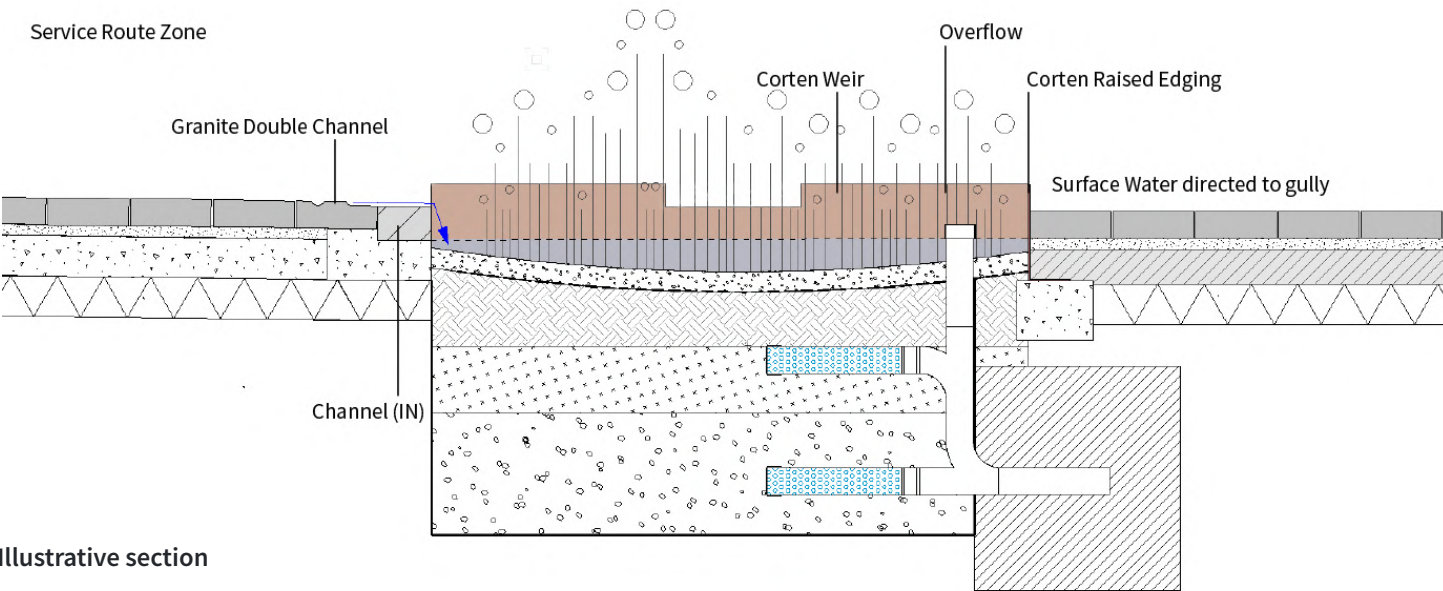
A series of “rain gardens” are proposed along River Street. The raingardens will consist of level areas of planting with the growing medium set slightly lower than the adjacent surface. Hard surfaces will be laid to fall towards these raingardens and water will be stored within the rain garden at the surface and

will soak into the soils before being absorbed by the plants. The rain gardens will be designed such that water from extreme events can also be stored within the structure before discharging at a controlled rate to the drainage network.

As well as having a significant positive impact on the quantity and quality of water entering the drainage network. The planted areas will contribute positively to the biodiversity and amenity value of the public realm.



Grey to Green, Sheffield

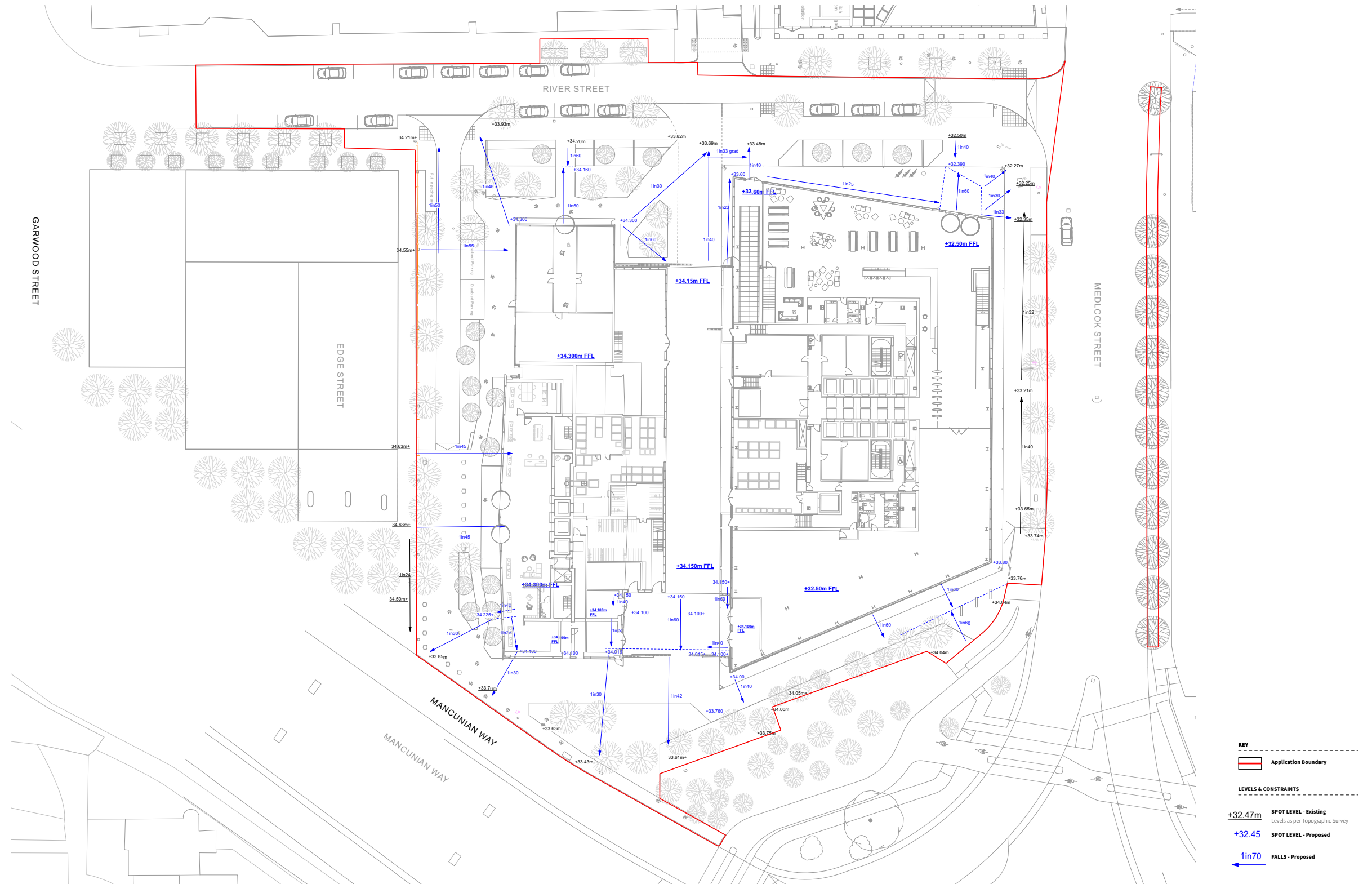


Illustrative section

7.8 Levels

The proposals have considered the existing topography and aim to effectively integrate the scheme into the existing landform without significant changes to the current levels.

A level approach is proposed to the entire envelope of the building and proposals will include for surface water collection across the site and along required interfaces with the building.



In order to mitigate the loss of 18 on-street MCC P&D car parking spaces along River Street to facilitate improvements to the public realm and streetscape, we are proposing to integrate 18 new P&D bays along River Street into the new scheme as illustrated in the diagram.

We are also proposing to introduce 2 new disabled parking bays & 1 service zone within the site on Edge Street. All existing parking provision will remain and be re-configured into the new streetscene.

The diagram also illustrates the option to have 'oversized' bays for disabled parking provision on Edge Street should there be a need to implement these through a planning condition.



Inclusive Design

The design is intended to be universal and appeal to a wide range of users and user groups, which is in keeping with the City Council's aim for Manchester to be recognised as the most accessible city in Europe.

In order to make the site as usable as possible the following considerations have been incorporated into the design as per the Design for Access document commissioned by Manchester City Council.

- › Width and surfacing of access routes.
- › Steps and ramps minimised and designed to comply with best practice guidance and Part M building regulations.
- › Street furniture located off main access routes
- › Seating provided at regular intervals (where possible outside of Gas Main offsets).
- › A range of seating designs, some including back and armrests.
- › Inclusion of well designed signage and wayfinding features.
- › Inclusion of lighting to allow ease of navigation after dark.

Access + Circulation

A clearly defined hierarchy of pedestrian & servicing routes is essential for the establishment of clarity of movement within and around the site. This approach provides a clear and legible spaces for all users.

Pedestrian Routes

Our proposals look to give greater priority to pedestrians, making the streets more accessible for people of all ages and levels of mobility.

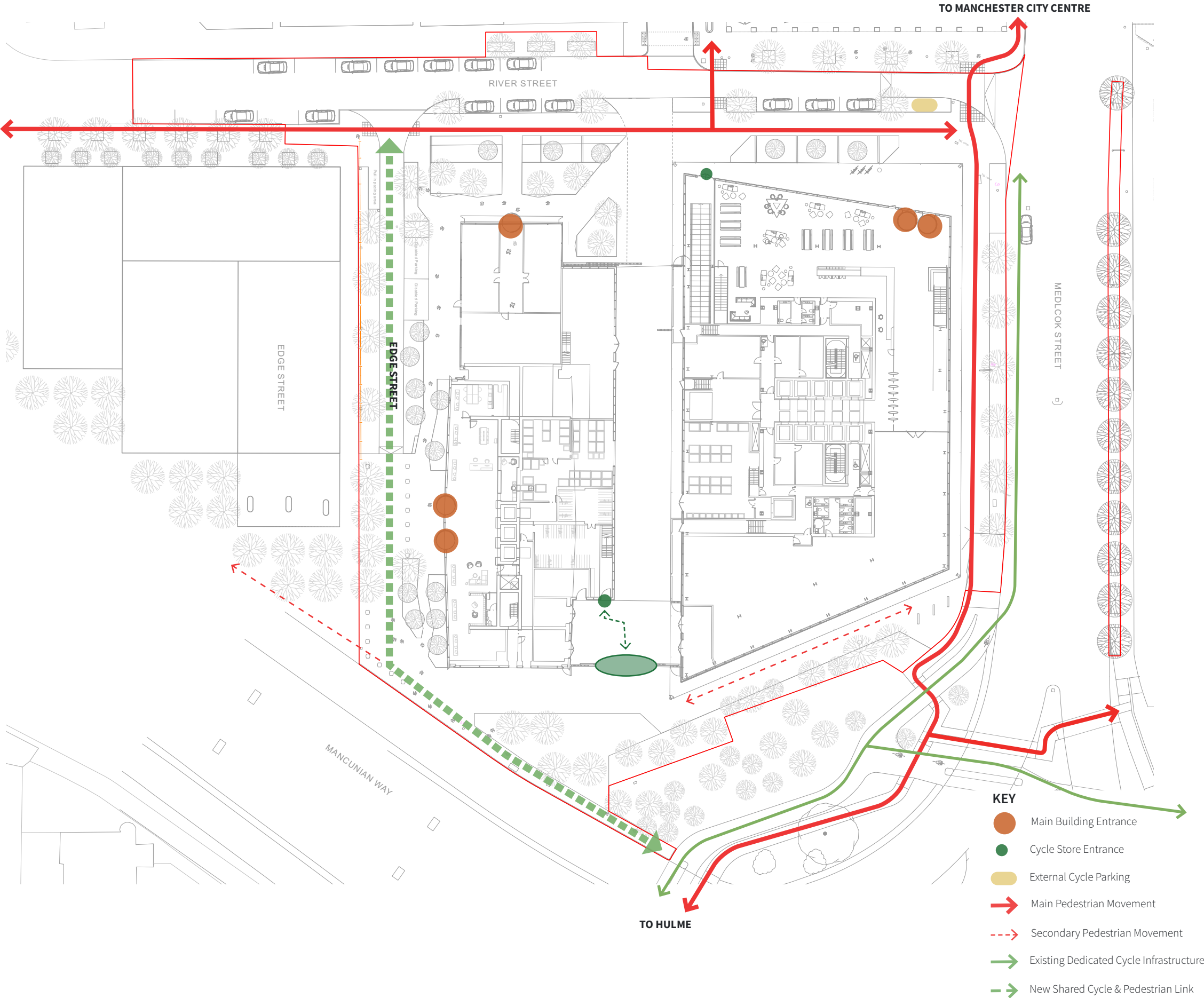
New pedestrian connections and an increase in the number of places where pedestrians can cross the road safely will be developed to connect the existing First Street and Medlock Street works.

Improving navigation and increasing place-making opportunities will also create a better and safer environment for pedestrians day and night.

A level approach is proposed to the entire envelope of the buildings.

Cycle movement

The recently improved cycle infrastructure to the Medlock Street junction (beneath the Mancunian Way) creates dedicated cycle lanes passing close to the southern portion of the development. Opening up Edge Street to public access generates an alternative shared pedestrian and cycle link into the city. Proposed street tree along Medlock Street further enhance the experience for cyclists entering the city.



Our current thoughts are that an artwork element that captures the historic significance of Manchester would offer the most appropriate vernacular for the scheme. A modern interpretation could also sit comfortably within this vision.

A facet of the landscape proposals for the scheme is the aspiration to introduce artwork elements; such as a series of integrated elements within the Public Realm.

Integrating artwork into the public realm will play a significant role in enhancing the identity and distinctiveness of One Medlock Street. The proposal provides a significant opportunity for the integration of artwork. Through the engagement of artists and their close involvement as part of the design team, there is the potential to use artworks to interpret the site and reinforce its sense of place within Manchester. Artwork will help to unify the proposals whilst offering changing experiences to users in and around the public realm and will provide a strong identity for the site within the wider context. The public realm proposals have deliberately avoided being prescriptive with regard to the nature of artworks at this stage so as not to constrain the creative input of artists.

Opportunities for Integration of Public Art:

Lighting:
Although the lighting design needs to take cognisance of the basic lighting provision for the space, through collaboration with the design team, the artist could explore ways that lighting could be used.

Gateways:
Rather than austere, solid and potentially featureless signage there is significant opportunity for any main gateway entrances to be features of great artistic merit; reflective of local historic reference. Thereby serving form and function.

Precedents:
A series of precedent images are shown below that illustrate the range of opportunities that exist. It is not intended that these should be in any way prescriptive, but they show the way in which artworks can be successfully integrated with the public realm. Rather than disparate projects being implemented in an ad hoc and disjointed manner, these initiatives can be collectively grouped and linked to ensure artistic expression flourishes, that avoids overlapping duplication and instead develops any core themes to maximum effect, enabling legibility in the public realm and providing experiences in social play, cultural interpretation, public art in a bespoke fashion and integrated manner.



Cycle Stands



Stone plinths



Seating



Tree grilles



Totem



River Street - Arrival



River Street - Rain Garden



Medlock Junction - Woodland Planting

8.0 Verified Views

8.1 Verified Views

The following pages show the locations of the verified views for the scheme. They are fully verified to ensure that they accurately portray how the building will look in the existing surroundings.

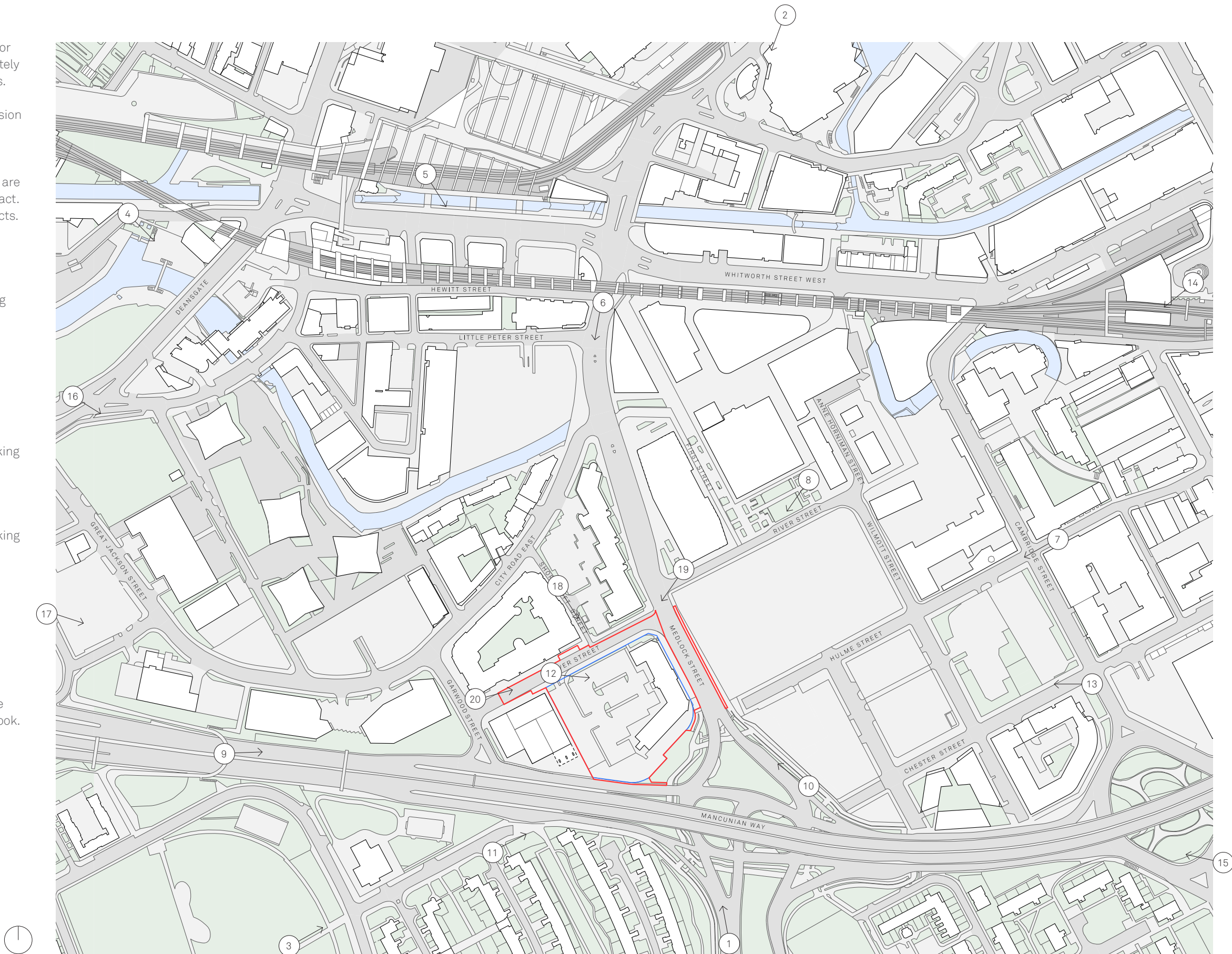
The views show the baseline images, the proposals and a version with committed development in the vicinity.

The views have been selected following a scoping exercise, including visiting the site and surrounds. The views proposed are proportionate to the scheme proposed and the potential impact. They take account of potential heritage and townscape impacts.

The verified views are:

- 1. View from Princess Parkway looking north.
- 2. View from Albert Square, Mount street intersection looking south west
- 3. View from St Wilfred's Street looking east.
- 4. View from Castle street looking south east
- 5. View south from Deansgate Tram Stop.
- 6. View looking south on Medlock Street.
- 7. View from Hulme Street looking south west.
- 8. View from public square within First Street development looking south west.
- 9. View from pedestrian bridge over the Mancunian Way looking east.
- 10. View from Princess Road roundabout looking north west.
- 11. View from Hulme Street looking north east.
- 12. View from River Street looking south east.
- 13. View from footpath/ local centre on Cambridge Street looking west.
- 14. View from Oxford Road train station looking south west
- 15. View from All Saints park looking north west
- 16. View from Chester road looking south east
- 17. View from Arundel street looking west
- 18. View from Shortcroft street looking south
- 19. View from north River street looking south west
- 20. View from river street looking north east

In addition to the verified views are some visualisations of the scheme, to give an indication of how the final proposals will look.



1. View from Princess Parkway looking north - proposals



2. View from Albert Square, Mount street intersection looking south west - proposals



3. View from St Wilfred's Street looking east
- proposals



4. Castle street looking south east - proposals



5. View south from Deansgate Tram Stop.
- proposals



6. View looking south on Medlock Street - proposals



7. View from Hulme Street looking south west - proposals



8. View from public square within First Street development looking south west - proposals



9. View from pedestrian bridge over the Mancunian Way looking east - proposals



10. View from Princess Road roundabout looking north west - proposals



11. View from Hulme Street looking north east - proposals



12. View from River Street looking south east - proposals



13. View from footpath/ local centre on
Cambridge Street looking west - proposals



14. View from Oxford Road train station looking south west - proposals



15. View from All Saints park looking north west - proposals



16. View from Chester road looking south east - proposals



17. View from Arundel street looking west - proposals



18. View from Shortcroft street looking south - proposals



19. View from north River street looking south west - proposals

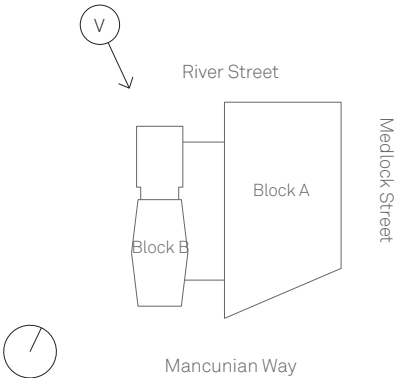


20. View from river street looking north east
- proposals



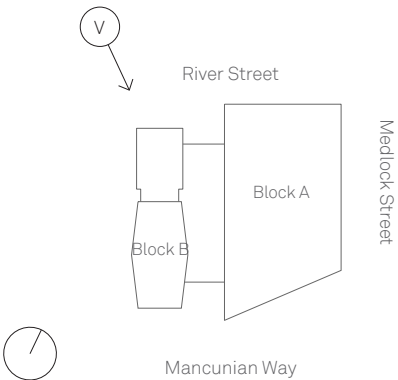
View along River Street.

The new public green space can be seen in the foreground of the view, with the entrance to the community space off of this, at the base of the PBSA shoulder block. An indicative design for the public artwork on the end facade is shown here; the final design for this will be determined in collaboration with an artist.



View along River Street.

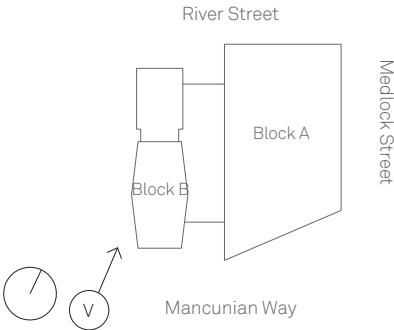
The new public green space can be seen in the foreground of the view, with the entrance to the community space off of this, at the base of the PBSA shoulder block. An indicative design for the public artwork on the end facade is shown here; the final design for this will be determined in collaboration with an artist.



Aerial view from above Hulme.

The scheme sits within a growing context of high rise developments, which the PBSA block seeks to match, whilst the office block steps down in scale to reflect the reduced height of buildings along first street.

The PBSA tower's slightly faceted facade form creates subtle differences in how the building catches the light along its long elevations, helping to break down the massing and give an elegance to the form. Meanwhile, the south elevation is differentiated with a more open pattern of fenestration to make the most of views out to the south.



9.0

Access

The scheme shows its commitment to minimal car parking and provides generous cycle facilities alongside changing and drying areas for the office encouraging sustainable methods of transport.

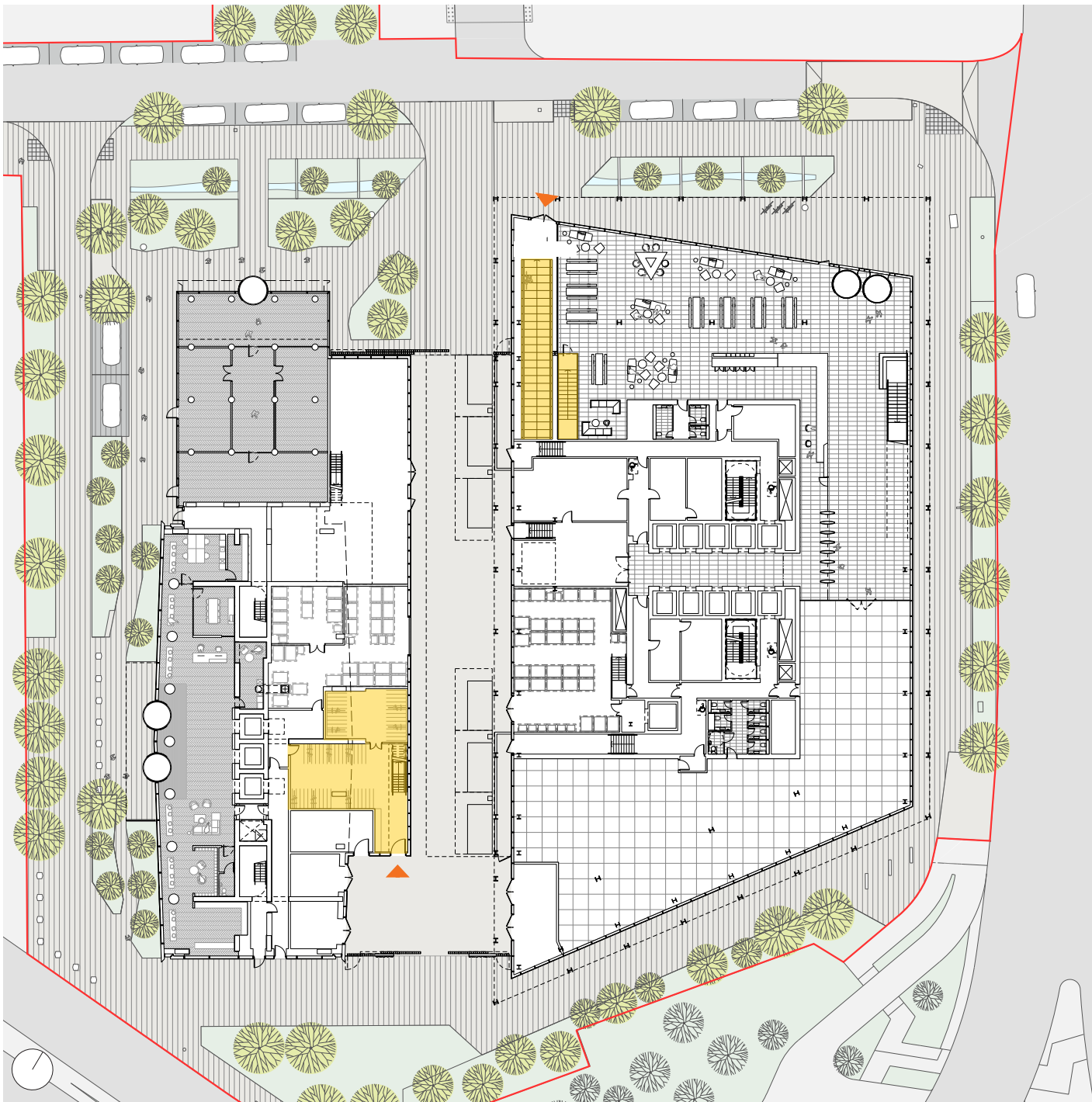
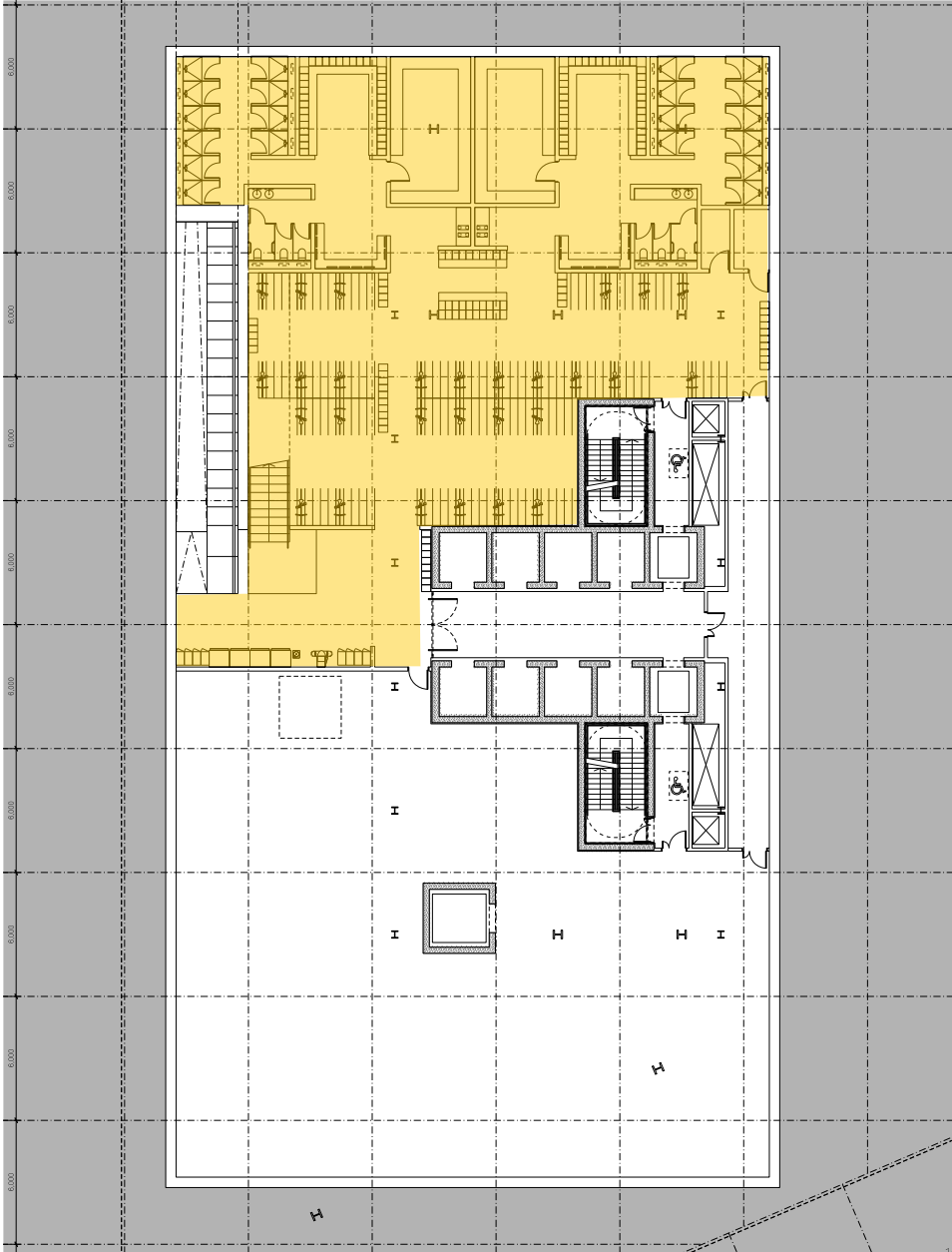
Secure cycle stores are included for 718 (284 for the office and 434 for the PBSA block) cycles with floor mounted cycle racks, male, female, accessible and gender neutral changing rooms with showers, lockers and drying rooms for the office.

The cycle entry and exit for the office is via slow steps with Dutch style wheeling channels on either side and has been sized to allow for two way flow.

Access to the cycle stores for the PBSA block is from the south of the building, opposite the Mancunian Way, and from River Street for the office block.

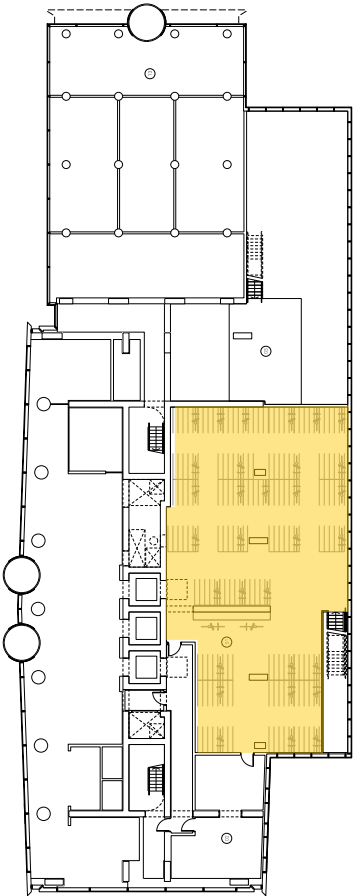
The cycle stores have dedicated internal access to the cores from lobbies adjacent to the facilities.

Basement plan (office block)



Ground floor plan

- Key
- ▲ Cycle entry/exit
 - Cycle Store



Mezzanine floor plan (PBSA block)

The space between the two buildings is a covered service space. This allows the buildings to be outward looking and provide active frontage to the surrounding streets, whilst also providing ample space for the buildings to be serviced appropriately, and creating a dedicated area for back of house spaces to be focussed in at ground level.

The parcel store for the office will be located adjacent to the core with external access from the shared service area.

The parcel store for the PBSA building will be located adjacent to the reception. The loading bay will be located on Edge Street adjacent to the residential building.

Each block will house a recycling and refuse store at ground floor level.

The office refuse store provides 21 No. 1100L Eurobins plus 9 No. 240 L Bins.

The PBSA refuse store provides space for 32 No. 1100L Eurobins plus 7 No. 240 L Bins.

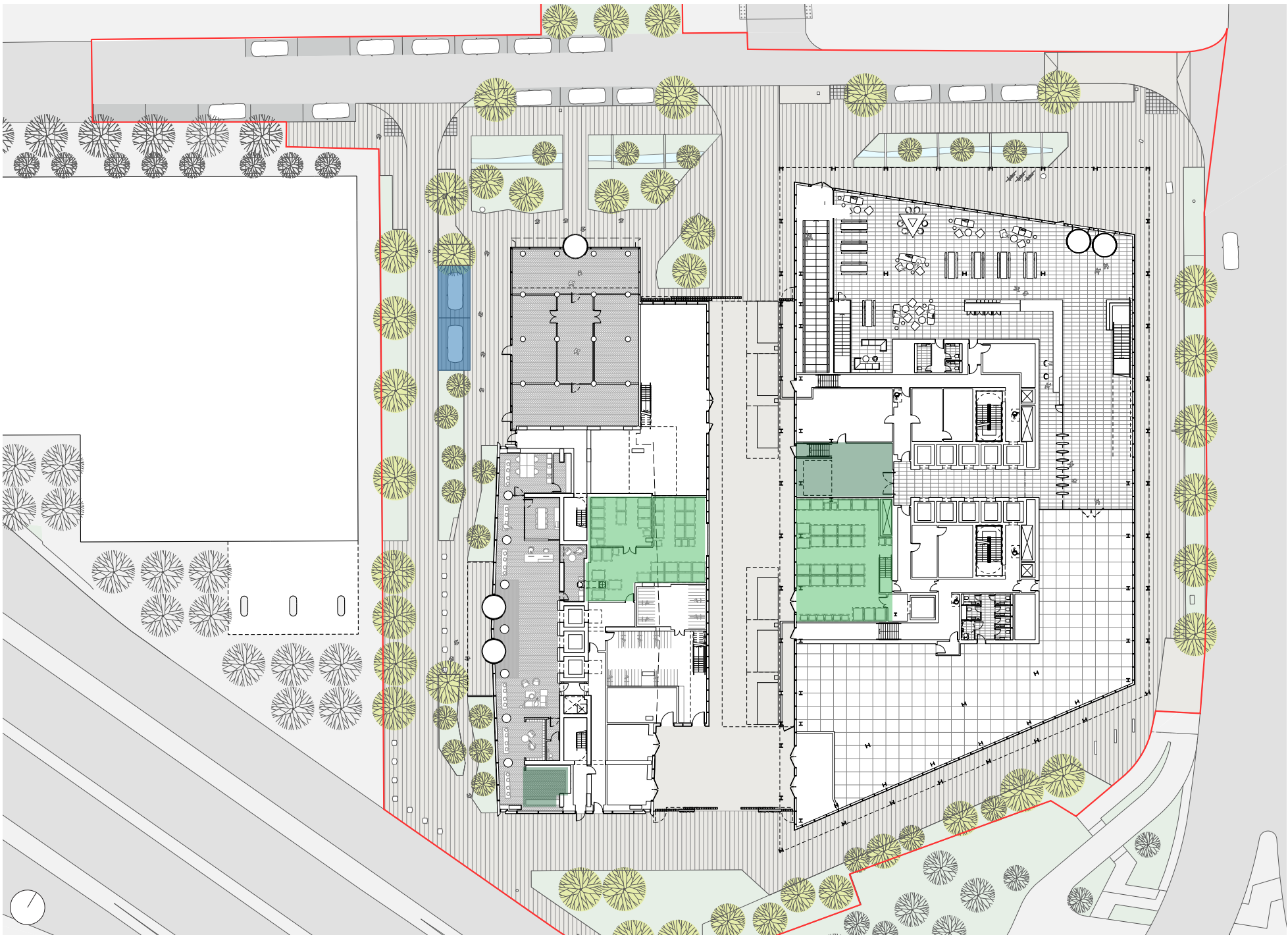
The PBSA building contains a refuse chute that can be accessed from each residential level (01-10 & 12-36). The chute is lobbied off the corridor and will be monitored by CCTV and alarmed to alert of an opening greater than one minute.

A tri-separating refuse chute has been selected, this will connect to a separating hopper in the refuse store controlled by a switch on each residential floor level. This enables residents to choose the appropriate recycling bin for the waste by pressing a button at the chute entrance. This will select the appropriate recycling container at ground level.

Refuse and recycling collections for both buildings will take place using the shared service area. Access to this will be controlled so that it is only accessible to authorised staff members. On the day of collection the refuse vehicle will gain access to the shared central service area through the secured gates to the south, collect the refuse and then exit from the secured gates to the north.

Areas adjacent to the service area south gate allow access to substations and gas meter rooms.

Further information regarding recycling and refuse collection can be found within the Servicing and Waste Management Report.



Key

- Refuse Store
- Parcel Store
- Loading Bay

A number options have been explored and considered to provide a clear and logical strategy for cleaning, accessing and maintaining each section of the buildings facade. The solutions proposed are deemed to be the safest, simplest, most practical and quickest, with the least disruption to the building occupants and the general public.

Reach & Wash (Lower Floors & 13th Floor Block A External Terrace)

The lower sections of the buildings along with the 13th floor external terrace in Block A will be cleaned, accessed and maintained from ground level & terraces levels, using generic window cleaning methods. Cleaning will be done with the use of a Water Fed-Pole system, or 'Reach and Wash'.

Typically, this kind of system is comfortable of reaching heights up to 18m. Suitable Water-Fed Pole Systems and providers will be identified at a later stage.

It is likely that pedestrian access routes along Medlock Street, River Street, Edge Street and street adjacent to Mancunian Way will need to be temporarily disrupted with bollards used to redirect pedestrians during periods of cleaning and maintenance. This is to ensure that a safe and adequate amount of room is created to handle and manoeuvre the Water-Fed Pole System when cleaning is in operation.

The adjacent diagram indicates the minimum 3m zone around the perimeter of the building needed to sufficiently operate a Water-Fed Pole System.

Abseiling (Upper Levels)

The office building and the lower residential building will be cleaned, accessed and maintained through high level access. A Davit arm solution (1.5m spaced) is currently seen as the best option for these areas. Davit arms will have cast in sockets on level 11 of the residential building and level 12 of the office which will be concealed on the

terraces. It is likely that pedestrian and access routes around the building will need to be temporarily disrupted with bollards used to redirect pedestrians away from the building during periods of cleaning and maintenance. This is to ensure that a safe and adequate amount of room is created for abseil landing zones when cleaning is in operation. The hard-standing surrounding the building provides a safe abseil landing zone. Hard-standing will also be required within the external terrace to provide a safe abseil landing zone. Motorises winches will be required for cleaning the facade above the service area. Safety line system required for areas without balustrade. A mansafe system around the single storey service roofs with pivot lock folding ladders accessed via access hatches.

Window Cleaning - BMU

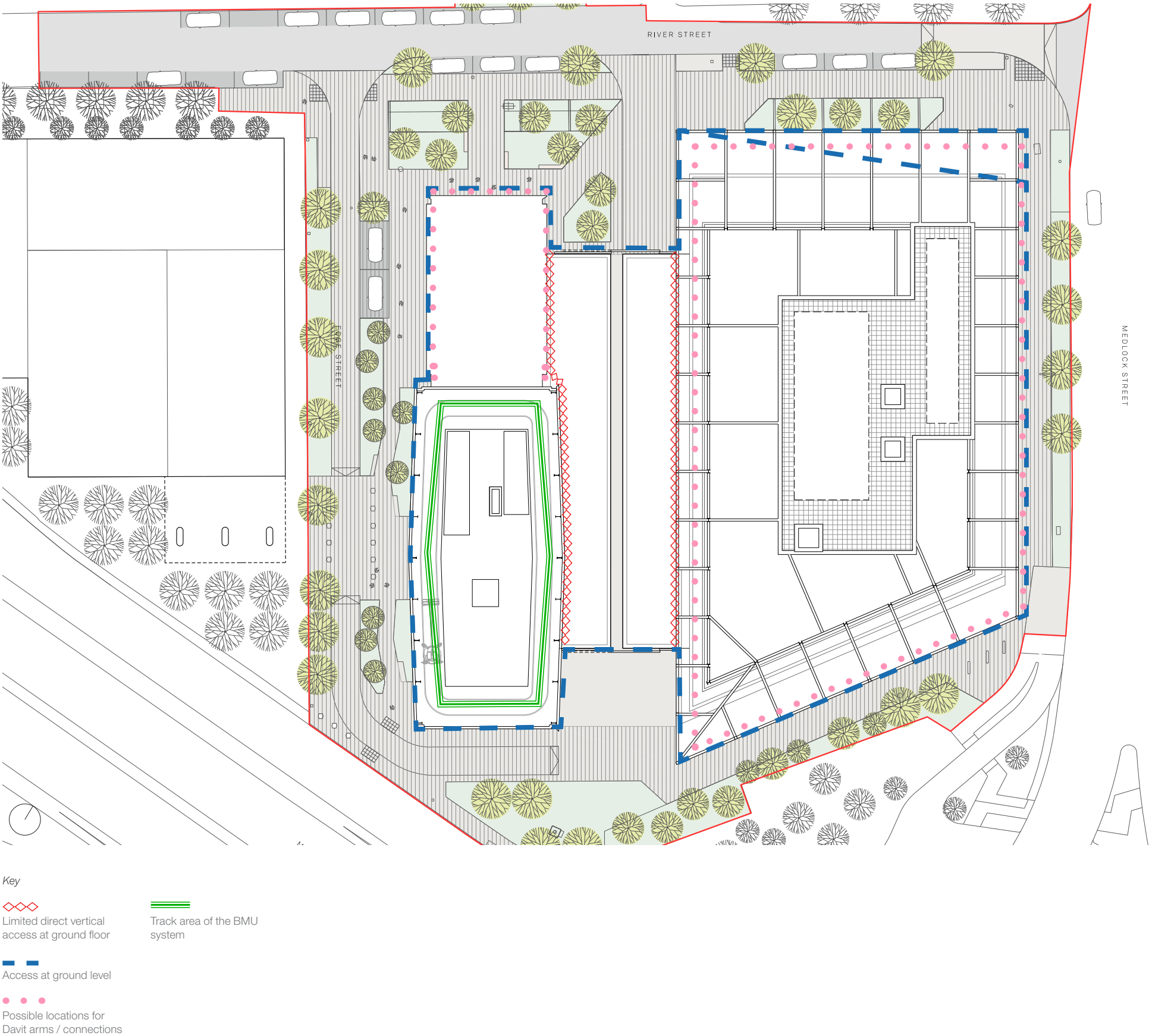
The facade of the upper tower will be cleaned by the management company using the Building Maintenance Unit - a cleaning cradle which is lowered down building facade in which operatives can clean the glass and fins.

Glass Replacement

A number of options have been considered for glass replacement.

The preferred option for the office and the lower residential building makes use of Davit arms on level 12 of the office building and on level 11 of the PBSA building already proposed for use for cleaning the building facade. In this scenario, the glass could be winched into place using a Davit arm with two abseilers either side. The glass would be placed at ground floor level for connection to the Davit arm / winch. To replace the glass of the façades above the service area roof the glass will be rigged from the top levels compared to ground level.

The BMU will be used on the upper tower to replace the glazing units and fins in the



9.4 Inclusive Access

Overview

This section of the report sets out details of the measures that have been employed with regard to inclusive access within the Proposed Development. The design team have adopted the following measures to facilitate suitable access and use by people who occupy or move around the buildings.

The design has been developed in consideration of national legislation. The considerations seek to avoid discrimination regardless of disability, age or gender. These cover the access within the new buildings and the public realm within the application site.

Access at Site Boundary

The setting out of the building levels has been dictated by the existing pavement levels. Taking into account these constraints, the design ensures that all primary entrances can be accessed from flat and level approaches.

Circulation and Access to Primary Entrances

The clear width of all access routes from pavement to main entrances are at least 1500mm wide; and comply with or exceed statutory guidance. Similarly the gradient of access routes are either ‘flat’ (cross falls introduced for drainage only) or will be set at no more than 1 in 21.

Access routes will be finished in hard landscaping with an appropriate slip resistance and textured surfaces to thresholds as required. In addition, access to primary entrances will include the following;

- Clearly defined pedestrian route to main entrance.
- Signs to identify building and entrances.

Reception Desk/Waiting Area/Entrance Lobbies

Main reception areas and concierge facilities are located at ground floor of each

building with self contained facilities. Further detailed design will be undertaken with the end users to determine a suitable fit out and interior design for these spaces. Reception desks will include a low level desk area for wheelchair users. Any seating or waiting areas will be spaced to enable suitable clear circulation and passing places in line with statutory guidance. In addition, waiting areas and entrance lobbies will include some of the following;

- Materials selected to reduce surface glare.
- Upon entrance the interior layout will be clearly signposted .
- The use of lighting and signage to aid way finding. .
- Solid floor surfaces to access routes to facilitate ease of wheel chair movement.

Communal Stairs and Lifts including Lobbies

Communal stairs to all cores will be designed to comply with all appropriate Building Regulations. The buildings will be provided with a designated Fire Fighting lift which can be used at the Fire Officers discretion for wheelchair users in an evacuation event. There are wheelchair refuges with intercom access to the concierge provided to the amenity floors.

Width of Internal Circulation Routes

All primary circulation corridors are minimum 1500mm wide.

Internal Layout of Apartments

Full height glazing will provide clear unobstructed views, and solid opening vent panels will be easy to operate. Switches, sockets and controls will be fitted at a height which is usable by all (i.e. between 450mm and 1200mm from the floor).

Emergency Egress

Evacuation of disabled people will be a liaison between building managers and occupants; driven by a combination

of physical fire safety measures and management procedures. This will be developed in conjunction with the fire strategy and management policies with reference to statutory guidance. A fire strategy report will be prepared to include egress of people with disabilities, children and elderly people. Alarm systems will provide visual as well as audible signals in an emergency. In addition, Emergency Egress provision will include the following;

- Visual fire alarms especially where people may be alone
- Improvements in legibility of evacuation procedure signs
- Direction and location signs to circulation cores

MCC Design for Access 2

As part of this Part M assessment, the proposals are considered to be in line with DfA2:

- All main entrances within the development fully comply with DfA2.
- For landscape design please refer to landscape section in this report.
- Fixtures and fittings, including ironmongery and controls are to visually contrast with their surrounds, be usable by people with limited dexterity and reachable by those who are seated or standing.
- All passenger lifts are to be specified to meet BS 8300 and BS EN 81-70
- Visually contrasting nosings (the protruding edge of a stair) are to be included on all stepped routes, to meet the recommendations of BS 8300
- Sanitary accommodation within each location will be designed to be inclusive and to the same specification rather than wheelchair user accessible provision being designed to be ‘clinical’ or institutional.
- Fob accessed turnstiles positioned alongside the reception desk to demarcate the secure line to the office core beyond. At least one of these turnstiles will allow wheelchair users to pass through.

- Access to all common areas has sought to minimise barriers and doors.
- The common corridors are typically 1.5m wide which expand outside the lift core to 3.2m.

Access to office units will be via lift and will exceed the minimum standard set out in the Approved Document M. The provision of multiple lifts, will provide resilience, should one of the lifts fail and require servicing. Lift lobbies incorporate more than the minimum 1500mm x 1500mm unobstructed clear space in front of the lifts.

Gender Neutral Facilities

As part of the improvement of inclusivity in the work place, 1 gender neutral WC has been included on every floor which is accessed off of common corridors.

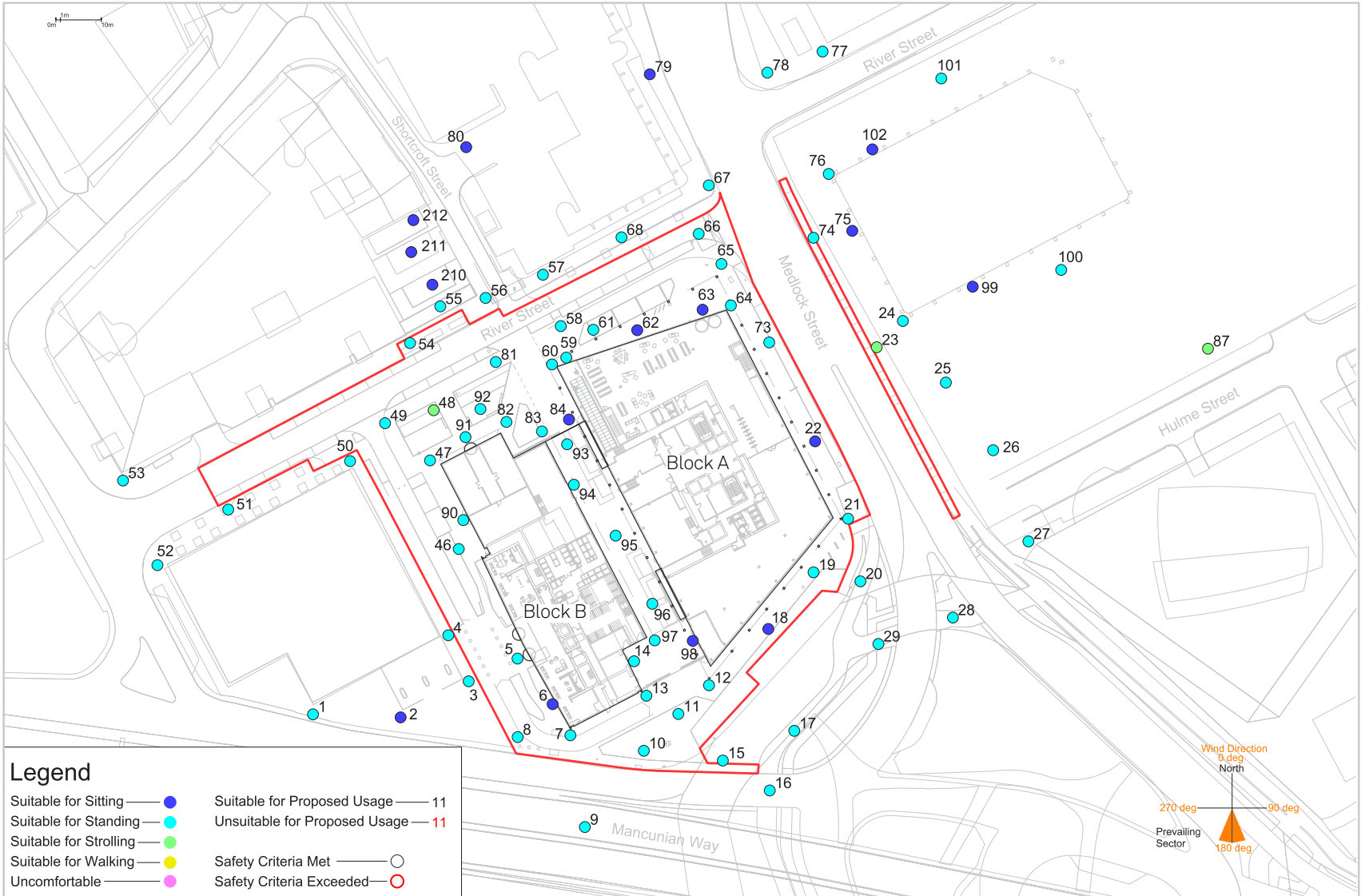
Unisex WCs serve the ground and thirteenth floor.

Gender neutral showers and changing are also included in the cycle store.

A study has been carried out by Architectural Aerodynamics Ltd. (ArcAero) to assess the wind microclimate for the proposed development. This study makes use of wind tunnel testing to predict the strength of wind surrounding the development once completed, and then assesses the impact of these wind conditions on the surrounding area.

The study draws the following conclusions:

- Following the introduction of the Proposed Development, wind conditions are substantially suitable for designated pedestrian and occupant activities. Minor localised exceptions are predicted to occur to the main entrance on the western façade of Block B and at thoroughfares across Medlock Street. These conditions are very marginal, local and seasonal exceedances and are not expected to materially differ from more comfortable and are therefore still expected to be comfortable for use;
- Conditions on the balconies of Block A are similarly suitable, with only very marginal exceedances outside the summer months. These conditions are expected to be suitable for comfortable occupant use and no mitigation is therefore required;
- The introduction of robust landscaping to the south of the main entrance to the western façade of Block B will mitigate the exceedances and create conditions suitable for use;
- Following the effective implementation of the recommended mitigation measures proposed above, no significant residual effects are expected as a result of the Proposed Development during operational phases; and
- With the introduction of the committed schemes, wind conditions do not materially differ from wind conditions of the Proposed Development in existing surrounds.



Drawing No:
0900171-002-G-04

Prep: H. Hashim
Date: 27/09/2022

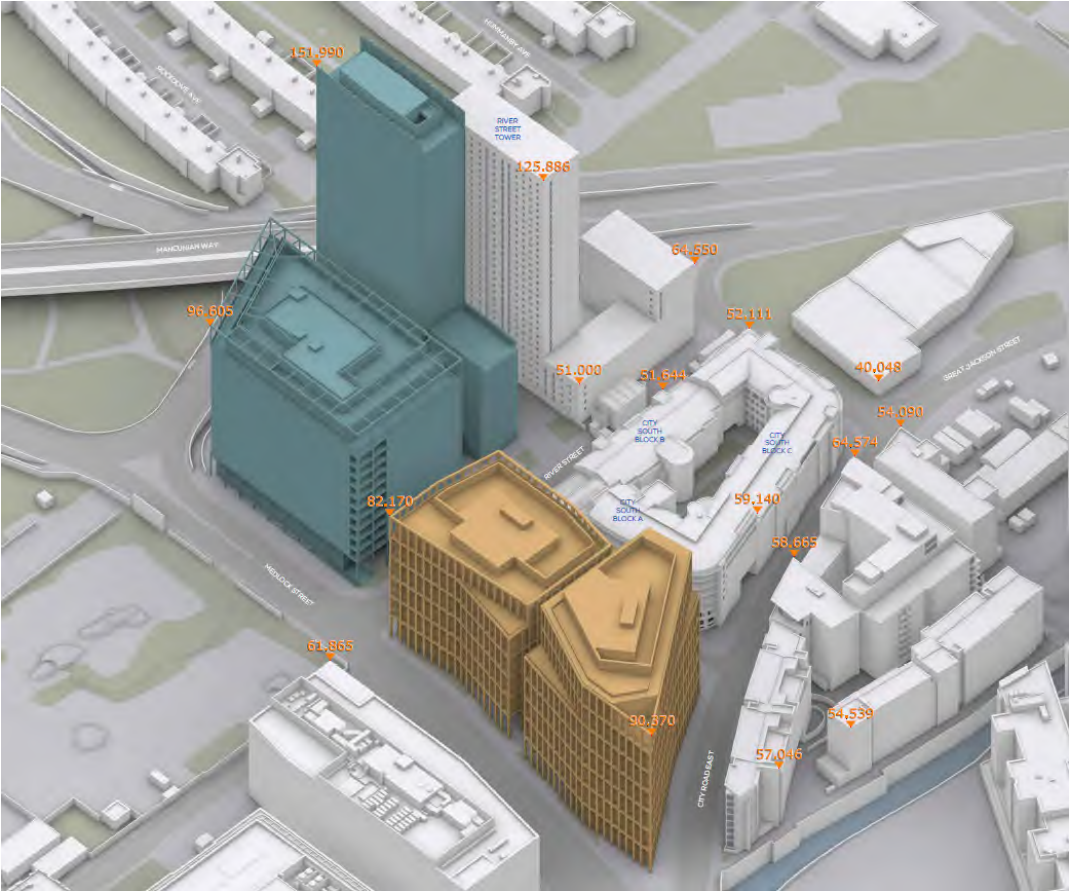
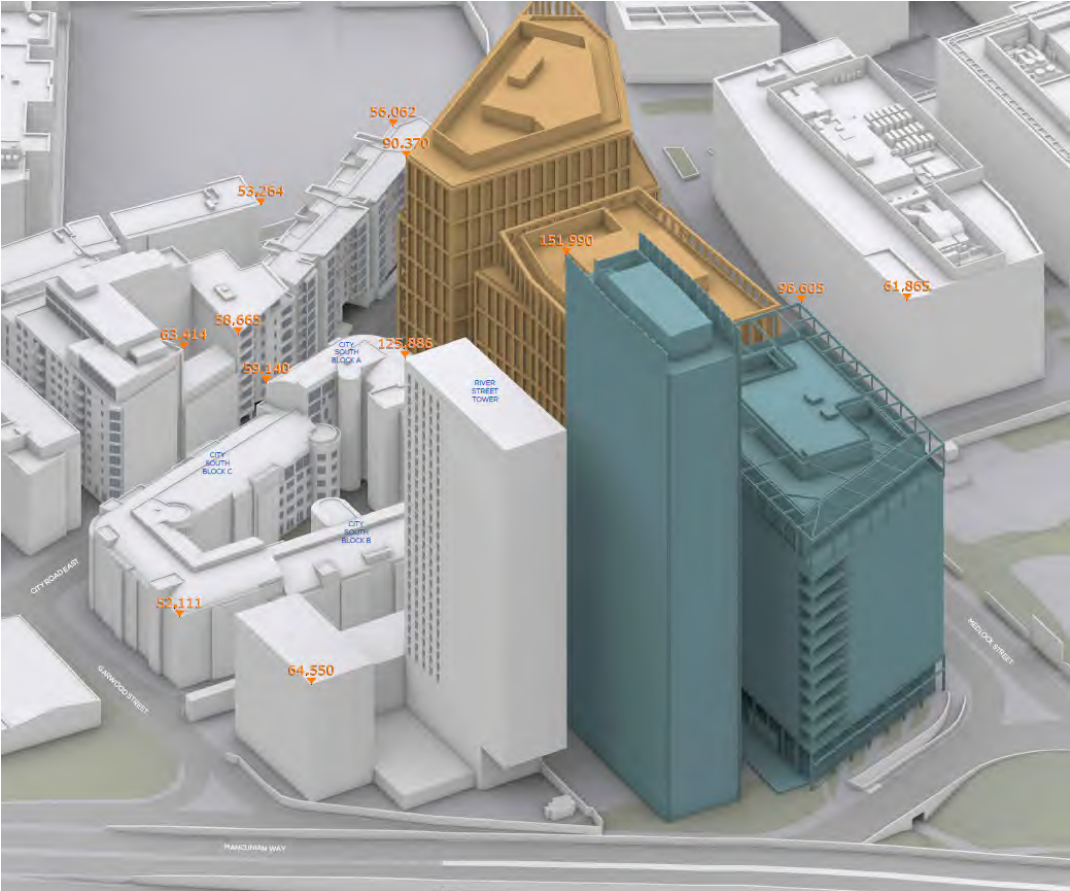


9.6 Daylight, Sunlight, Overshadowing & Glare

GIA have completed a daylight, sunlight & overshadowing assessment. The technical analysis has been undertaken using the methodologies set out within the Building Research Establishment Guidelines entitled ‘Site Layout Planning for Daylight and Sunlight – A Guide to Good Practice (2022)’. To assess the surrounding existing residential properties, the BRE Guidelines provide two main methods for assessing daylight: ‘Vertical Sky Component’ (VSC) and ‘No Sky Line’ (NSL). For the assessment of sunlight, the approach considers the ‘Annual Probable Sunlight Hours’ (APSH) on a window. For the assessment of overshadowing, the approach considers the ‘Sun Hours on Ground’ (SHOG).

Two buildings, City South Apartments and River Street Tower, were assessed for daylight. Out of the 564 windows assessed for daylight across both buildings, 91 (16%) meet the BRE guidelines for VSC daylight. For NSL daylight, 155 (35%) of the 447 rooms assessed across both buildings would meet the target criteria. For sunlight, City South Apartments was assessed. 20 (61%) of the 33 rooms assessed meet the BRE criteria for both Annual and Winter PSH. Five amenity areas comprising roof terraces to City South Apartments were assessed for SHOG overshadowing, all of which will continue to meet the BRE criteria with the proposed development in place.

The results of the assessment show that, whilst daylight and sunlight to the surrounding properties would be noticeably affected as a result of the development, this is not unusual given the urban context of the site and its surroundings. It is considered that the overall daylight and sunlight availability for the affected residential properties remains adequate given the city centre location, low density of the development site and flexibility with which the BRE guidelines are intended to be used.



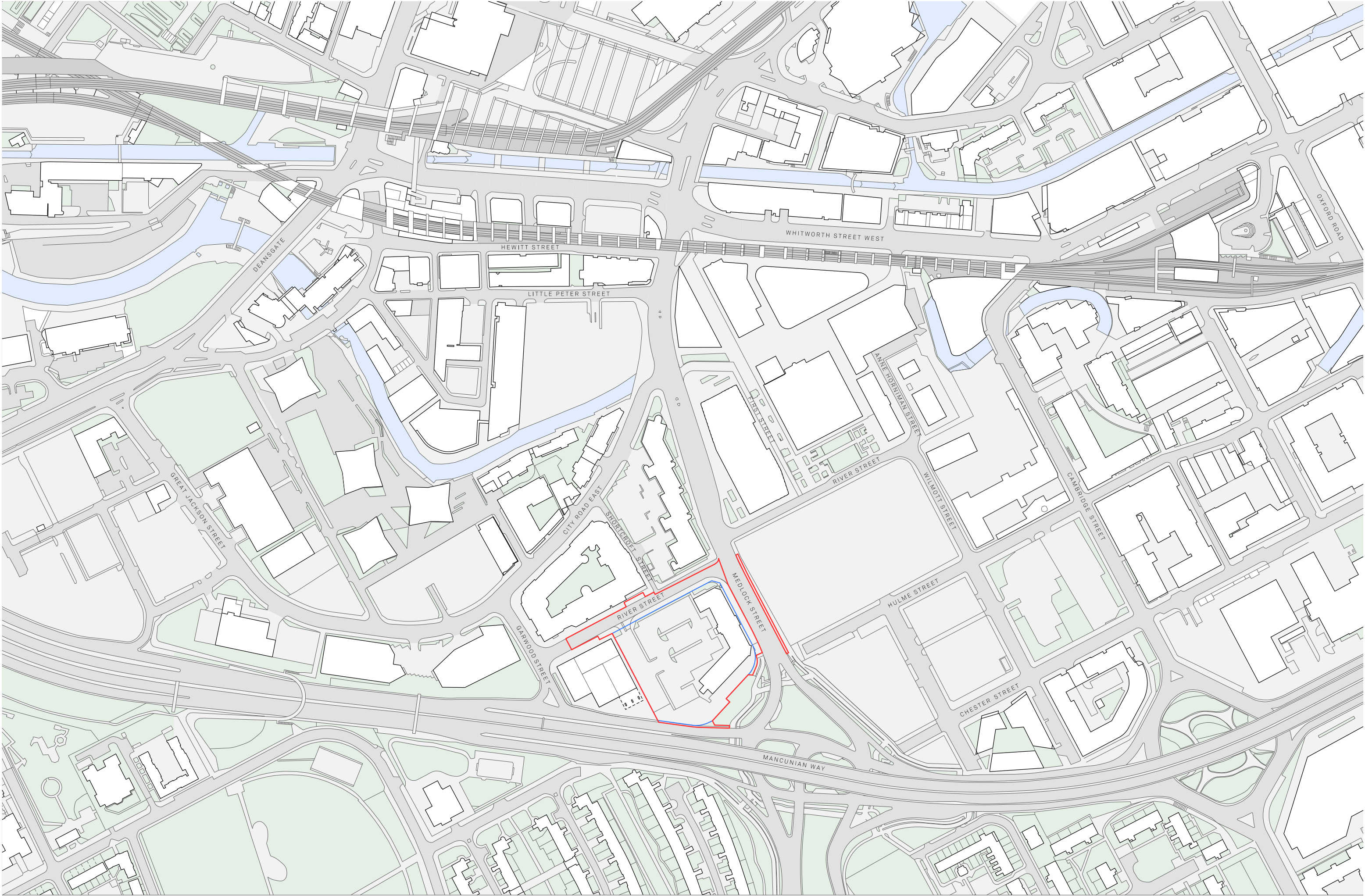
10.0 Key Public Benefits

Overall, the proposed development will bring a wide range of benefits to its occupants, the local community, and the wider Manchester community. These benefits include:

- Supporting the principles set out in the First Street Strategic Regeneration Framework through delivering a mixed-use, commercially-led development, promoting commercial growth in Manchester.
- Meeting demand for Grade A office space in Manchester City Centre.
- Fulfilling a growing demand for high-quality purpose built student accommodation in Manchester.
- Providing new public green space with a pocket park facing onto River Street and additional tree planting and landscaping across the site as a whole.
- Creating a new piece of public artwork for Manchester, which we will work with an artist to design.
- Giving back to the local community by providing a new flexible community space within the development.
- Signposting Manchester's ambition and design quality with an ambitious landmark building on a key route into Manchester City Centre from the South.
- Enhancing pedestrian and cycle connections both north-south and east-west.
- Furthering the goals of the Great Jackson Street and First Street SRFs, through delivering height onto the Mancunian Way.
- Creating new jobs for Manchester residents: it is predicted that 475 jobs will be created during the construction period, and then 2,210 on-site roles and 680 indirect jobs will be created once the development is complete and in use.
- Providing £1.6 million annually to Manchester City Council in business rates
- Stimulate £3.8 million expenditure annually, by PBSA residents and visitors on retail, leisure, goods and services, and creating demand for 20 new retail and leisure jobs
- Giving Manchester a £198 million productivity boost
- Expanding capacity in the housing market by freeing up 290 former student HMOs to new residents. This will also generate up to £360,000 in council tax



Appendix Architectural Drawings



Notes:

- Site Application Boundary
- Site Ownership Boundary



Project Name: One Medlock Street		Title: Existing Site Location Plan		Scale: 1:1250 @ A1	
Drawn: MH	Checked: JM	Status: Planning	Project: 100	Drawing No: _MP_00_1000	Rev: A
Details: A 26/02/21 Issued for Planning					

Jon Matthews Architects

22 City Tower, Piccadilly Plaza, New York St, Manchester, M1 4BT 0161 974 3690

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Notes:
 Site Application Boundary



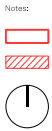
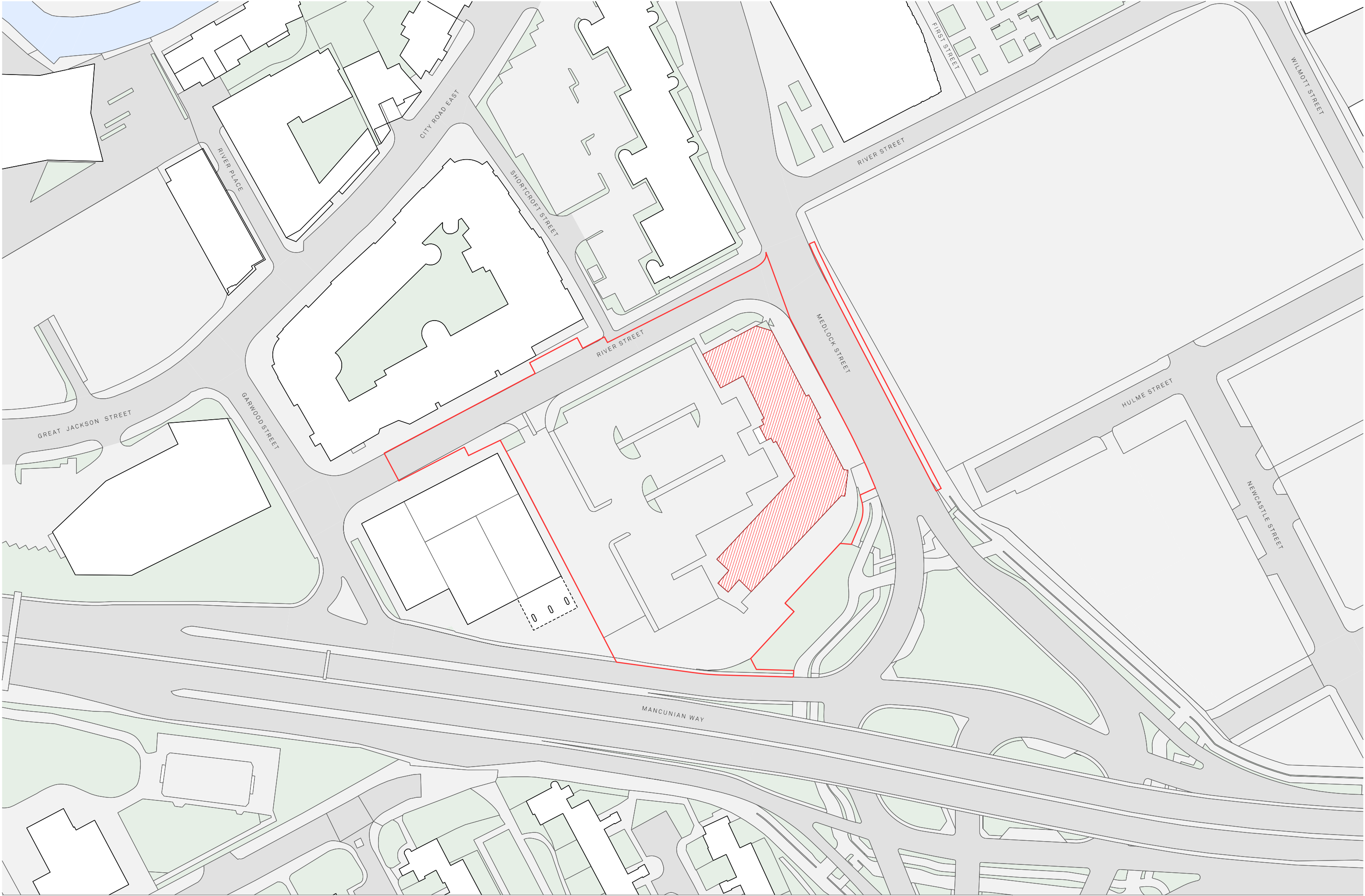
Project Name: One Medlock Street		Title: Existing Site Plan		Scale: 1:500 @ A1	
Drawn: DK	Checked: MH	Status: Planning	Projects: 100	Drawing No: _MP_00_1001	Rev: A
Details: A 11/10/22 Issued for Planning					

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Union, 2-10 Albert Square, Manchester, M2 6LW

0161 974 3690

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Notes:
[Red outline] Site Application Boundary
[Red hatched] Area to be Demolished

Project Name: One Medlock Street		Title: Demolition Site Plan		Scale: 1:500 @ A1	
Drawn:	Checked:	Status:	Project:	Drawing No:	Rev:
DK	MH	Planning	100	_MP_00_1100	-
Details:					
- 26/02/21		Issued for Planning			

Jon Matthews Architects

22 City Tower, Piccadilly Plaza, New York St, Manchester, M1 4BT

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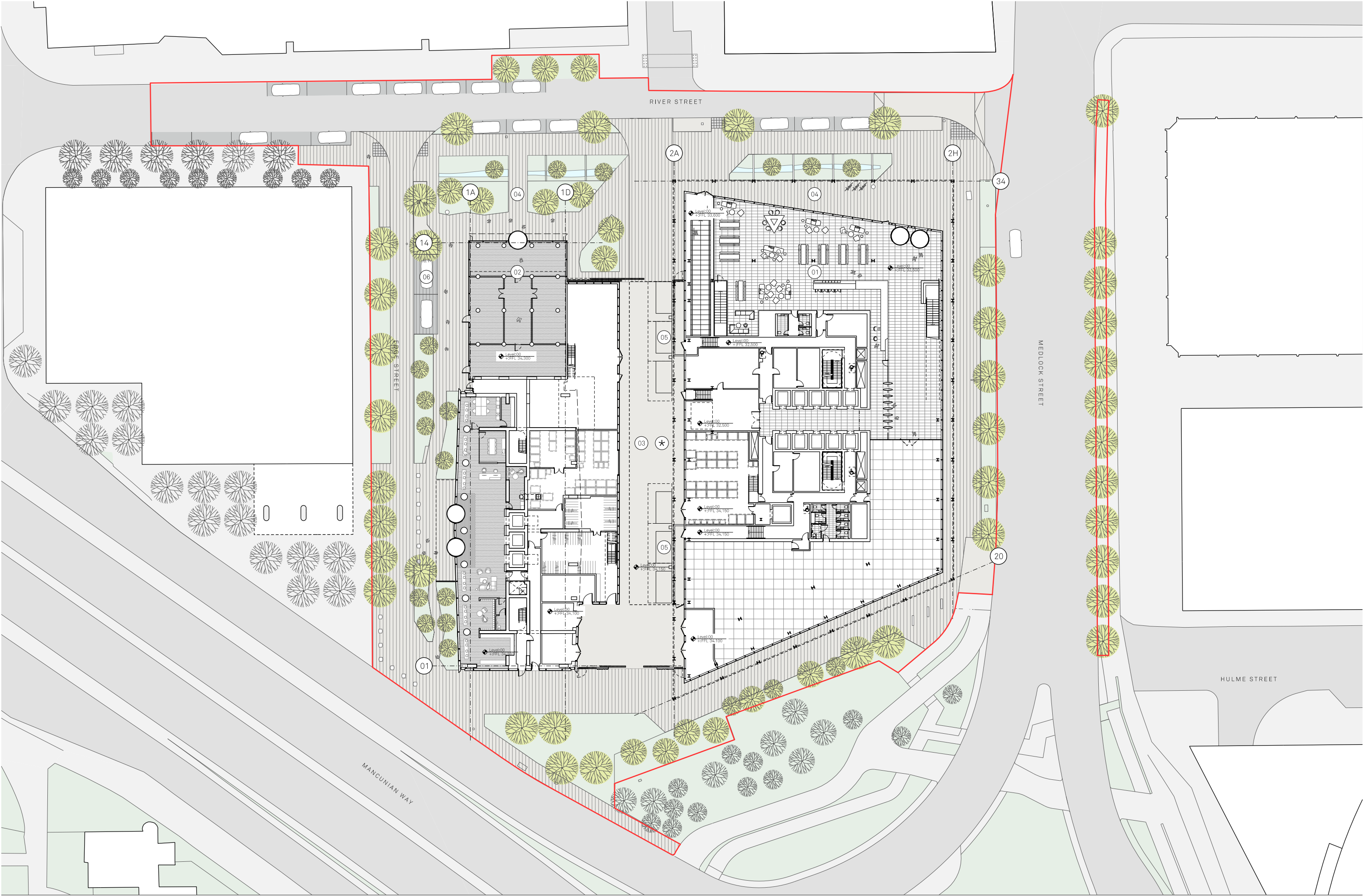
Notes:
[Red Outline] Site Application Boundary



Project Name: One Medlock Street		Title: Proposed Site Plan		Scale: 1:500 @ A1	
Drawn:	Checked:	Status:	Project:	Drawing No:	Rev:
HM	JM	Planning	100	_MP_00_1200	A
Details:					
A		11/10/22		Issued for Planning	

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Notes:

Site Application Boundary

PLAN KEY:

- 01 Block A

02 Block B

03 Service area
- 04 Proposed landscaping

05 Internal parking bays & electrical charging points

06 External parking bays & electrical charging points
- Service area - surface finish to match external context.

For further information please refer to the landscape strategy drawings

Project Name:
One Medlock Street

Drawn: HM
Checked: MH
Details: K

Title:
Ground Floor Proposed Site Plan

Status: Planning

Scale:
1:250 @ A1

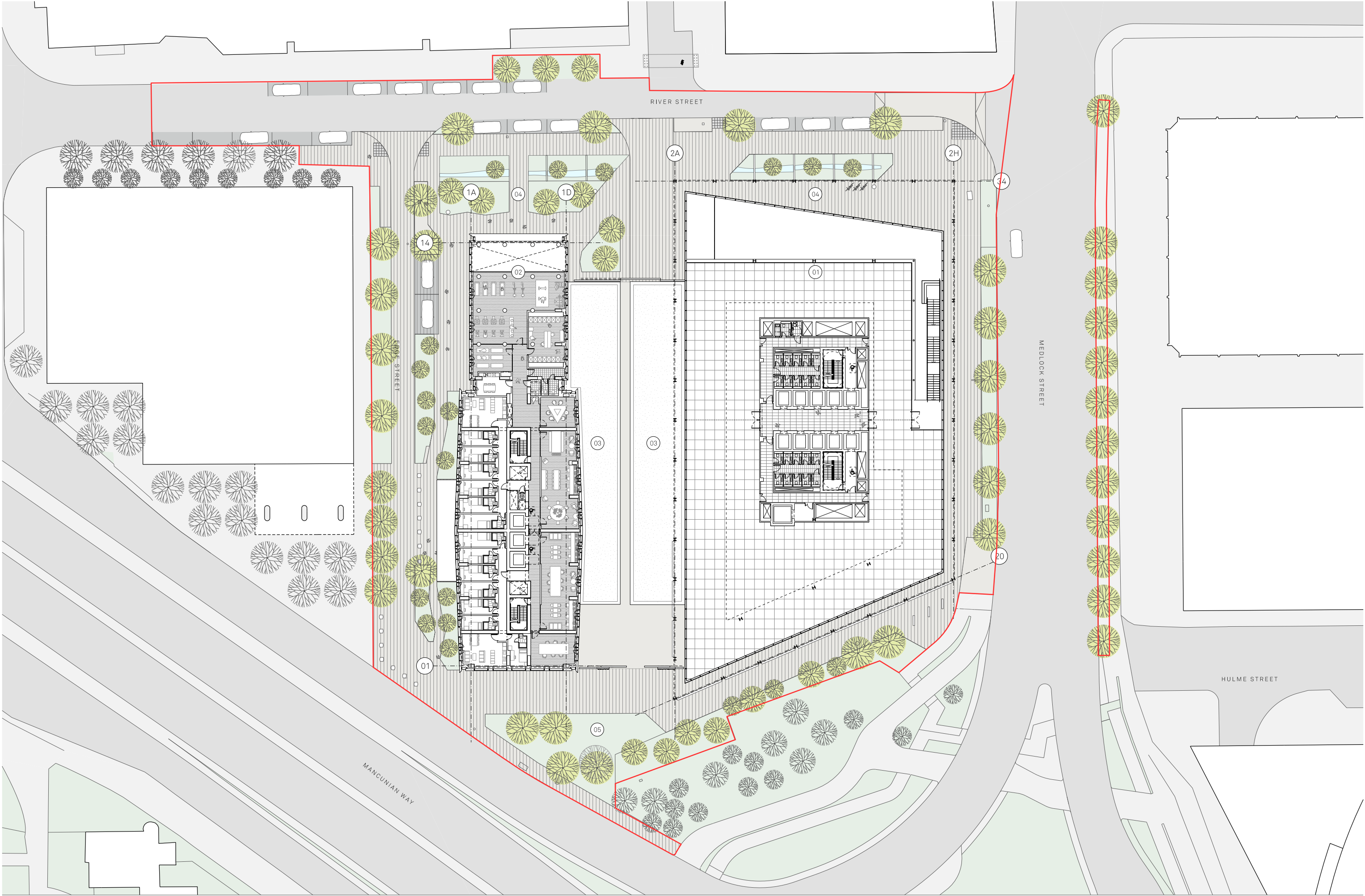
Projects: 100
Drawing No: _MP_02_2200
Rev: K

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Notes:

Site Application Boundary

PLAN KEY:

01 Block A

02 Block B

03 Service area

04 Proposed landscaping

Project Name:

One Medlock

Street

Drawn: MH

Checked: JM

Detail:

D 11/10/22

Title:

First Floor

Proposed Site Plan

Status: Information

Project: 100

Drawing No: _MP_02_2201

Issued for Planning

Scale:

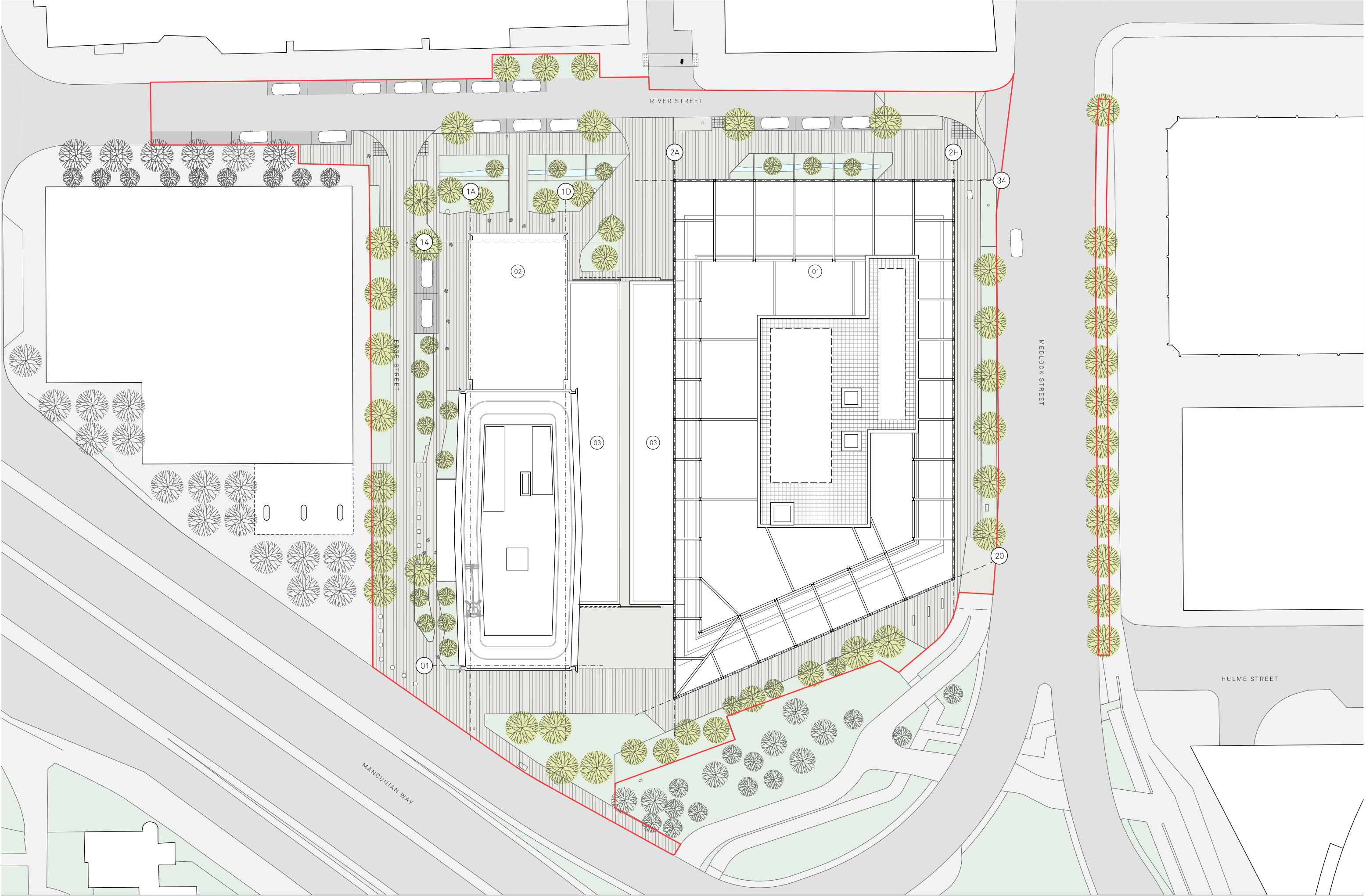
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Notes:

Site Application Boundary

PLAN KEY:

01

Block A

02

Block B

03

Service area

04

Substation

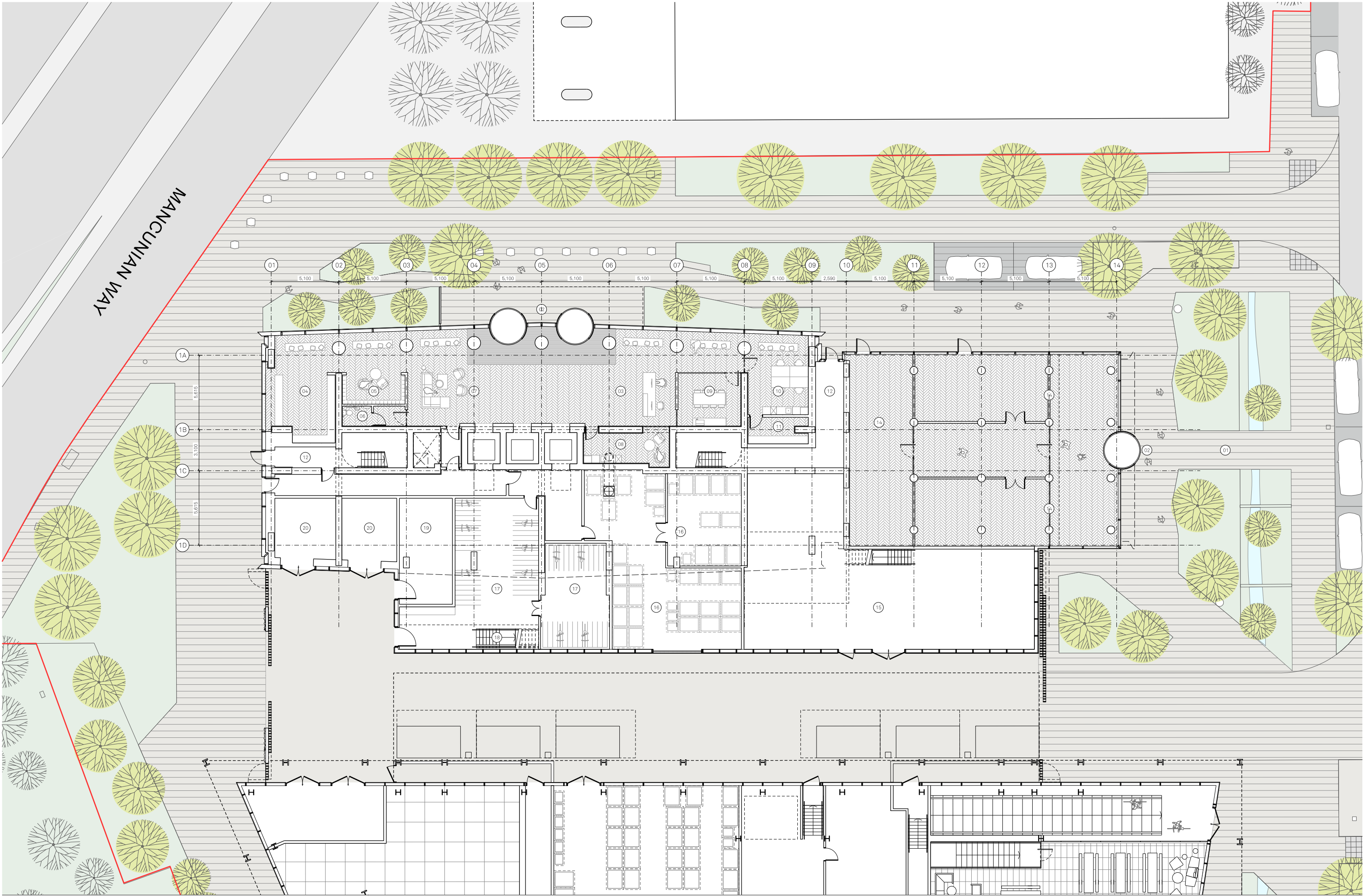
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One Medlock Street		Roof Plan		1:250 @ A1	
Drawing No:		Proposed Site Plan			
Drawn:	Checked:	Status:	Projects:	Drawing No:	Rev:
HM	MH	Planning	100	_MP_02_2238	B
Details:					
B 11/10/22 Issued for Planning					

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Notes:

PLAN KEY:

- | | | | | | | |
|------------------|---------------|-----------------|------------------|---|----------------|------------------------------------|
| 01 Public realm | 04 Post room | 07 Waiting area | 10 Main office | 13 Potential space required for commercial sprinkler tank | 16 Plant | 19 Stairs to mezzanine cycle store |
| 02 Main entrance | 05 Post boxes | 08 Staff room | 11 Security room | 15 Refuse area | 17 Cycle store | 20 LV Switch room |
| 03 Reception | 06 WC | 09 Meeting room | 12 Escape route | 14 Community space | | |

NOTES:

All structural / service coordination ongoing and to be developed post issue, All structural sizes TBC by SE

Project Name:

One Medlock

Street

Drawn: HM

Checked: JM

Detail:

E 11/10/22 Issued for Planning

Title:

Block B Ground Floor

General Arrangement Plan

Status:

Planning

Scale:

1:125 @ A1

Project:

100

Drawing No:

_B1_02_2200

Rev:

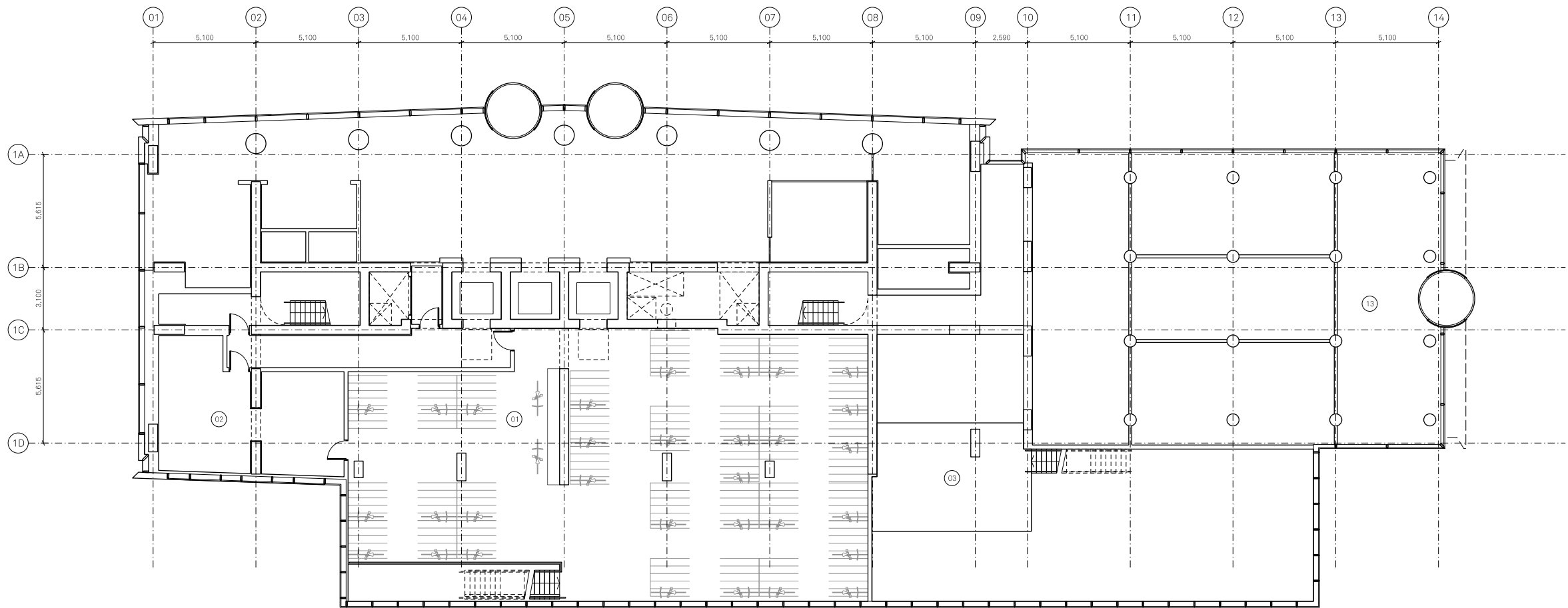
E

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Notes:

PLAN KEY:

- 01 Cycle store
- 02 Facilities management store
- 03 Plant

NOTES:

All structural / service coordination ongoing and to be developed post issue. All structural sizes TBC by SE

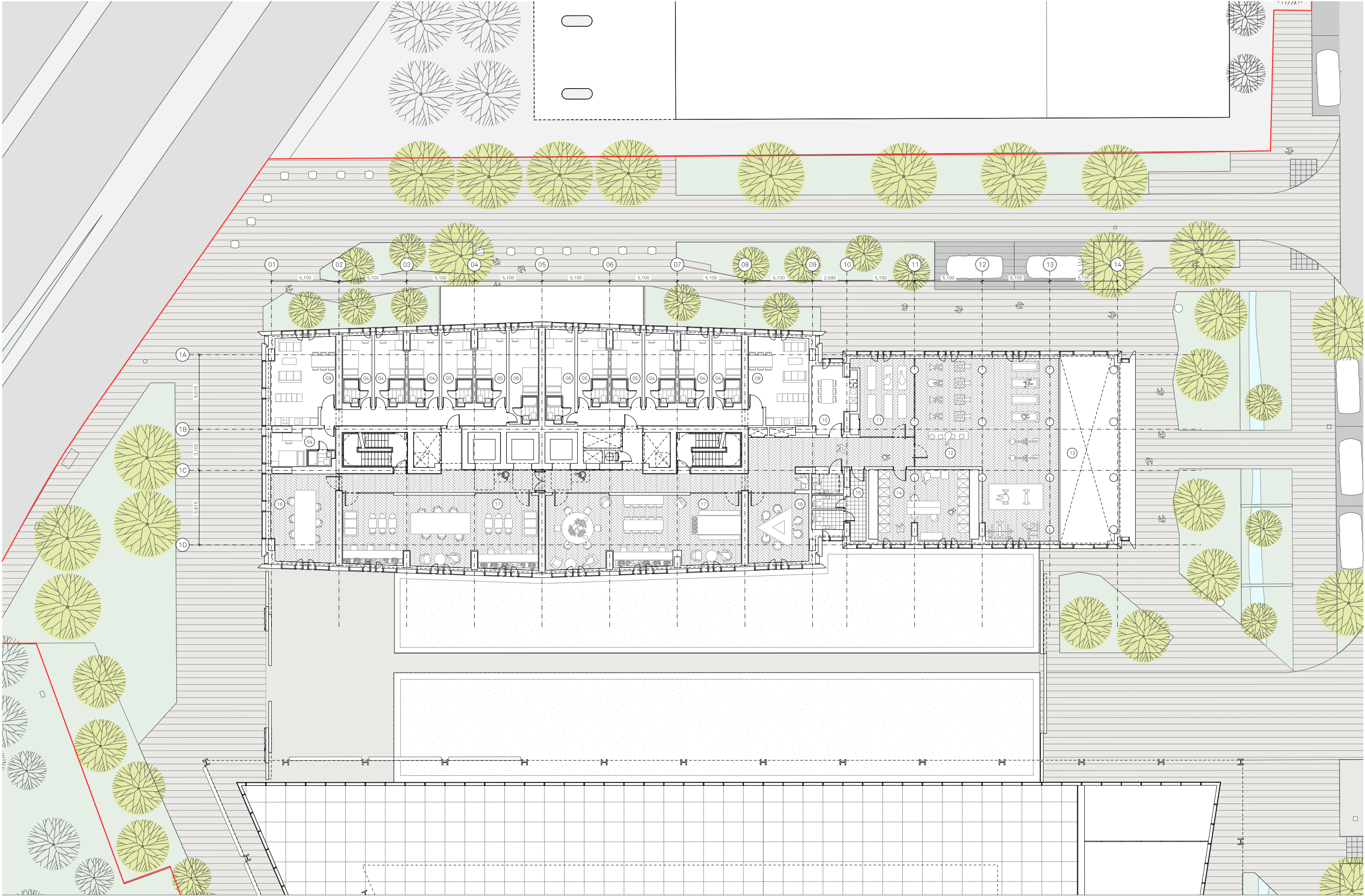
Project Name:	Title:	Scale:
One Medlock Street	Block B Mezzanine Floor General Arrangement Plan	1:125 @ A1
Drawn: HM	Checked: JM	Status: Planning
Project: 100	Drawing No: _B1_02_2200M	Rev: C
Detail: C 11/10/22 Issued for Planning		

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Notes:

PLAN KEY:

- | | | | | | |
|----------------------|---------------------|------------------------------|--------------------|---------------|------------------|
| 01 Standard studio | 04 Standard cluster | 07 Twodio | 10 Staff kitchen | 13 Void | 16 Meeting space |
| 02 Superior studio | 05 Premium cluster | 08 Threedio | 11 Activity studio | 14 Laundrette | 17 Study space |
| 03 Accessible studio | 06 Delux cluster | 09 Kitchen / living / dining | 12 Gym | 15 WCs | |

NOTES:

All structural / service coordination ongoing and to be developed post issue. All structural sizes TBC by SE

Project Name:

One Medlock

Street

Drawn: HM

Checked: JM

Status:

Planning

Project:

100

Drawing No:

_B1_02_2201

Rev:

E

Detail:

E

13/10/22

Issued for Planning

Title:

Block B First Floor

General Arrangement Plan

Status:

Planning

Project:

100

Drawing No:

_B1_02_2201

Rev:

E

Detail:

E

13/10/22

Issued for Planning

Scale:

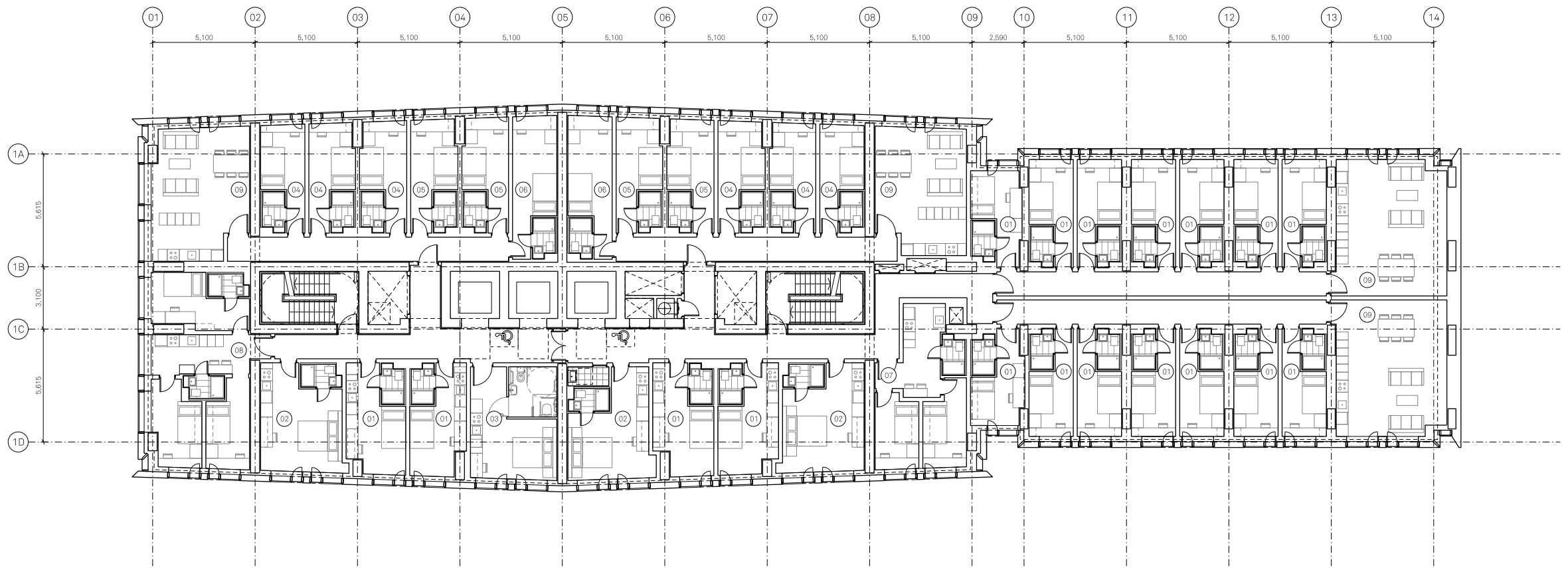
1:125 @ A1

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Notes:

PLAN KEY:

- | | | |
|----------------------|---------------------|------------------------------|
| 01 Standard studio | 04 Standard cluster | 07 Twodio |
| 02 Superior studio | 05 Premium cluster | 08 Threedio |
| 03 Accessible studio | 06 Delux cluster | 09 Kitchen / living / dining |

NOTES:

All structural / service coordination ongoing and to be developed post issue. All structural sizes TBC by SE

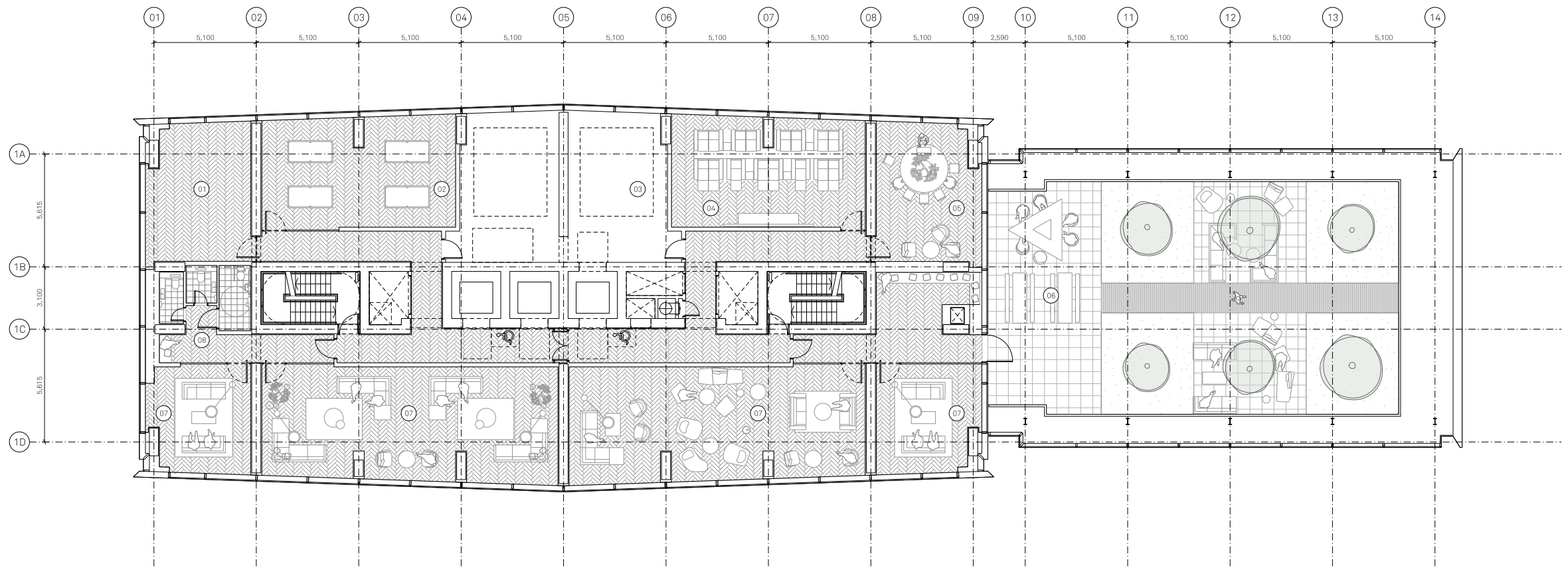
Project Name:		Title:		Scale:	
One Medlock Street		Block B 2nd to 10th Floor General Arrangement Plan		1:125 @ A1	
Drawn:	Checked:	Status:	Projects:	Drawing No:	Rev:
HM	MH	Planning	100	_B1_02_2202	C
Details:					
C 07/10/22 Issued for Planning					

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Notes:

PLAN KEY:

- | | | |
|---------------|-------------------|----------------------|
| 01 Theme room | 04 Screening room | 07 Resident's lounge |
| 02 Games room | 05 Private dining | 08 WCs |
| 03 Plant | 06 Roof terrace | |

NOTES:

All structural / service coordination ongoing and to be developed post issue. All structural sizes TBC by SE

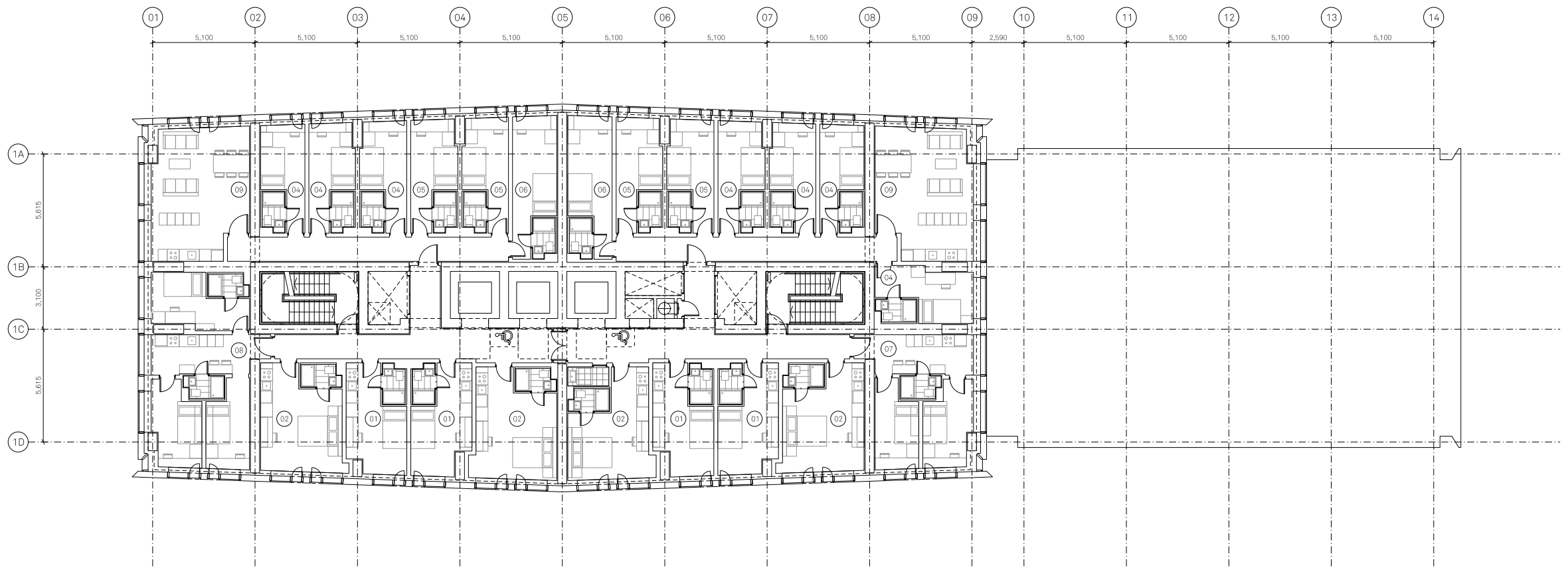
Project Name:	Title:	Scale:
One Medlock Street	Block B 11th Floor General Arrangement Plan	1:125 @ A1
Drawn: HM	Checked: JM	Status: Planning
Project: 100	Drawing No: _B1_02_2211	Rev: B
Detail: B 07/10/22 Issued for Planning		

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Notes:

PLAN KEY:

- | | | |
|----------------------|---------------------|------------------------------|
| 01 Standard studio | 04 Standard cluster | 07 Twodio |
| 02 Superior studio | 05 Premium cluster | 08 Threedio |
| 03 Accessible studio | 06 Delux cluster | 09 Kitchen / living / dining |

NOTES:

All structural / service coordination ongoing and to be developed post issue. All structural sizes TBC by SE

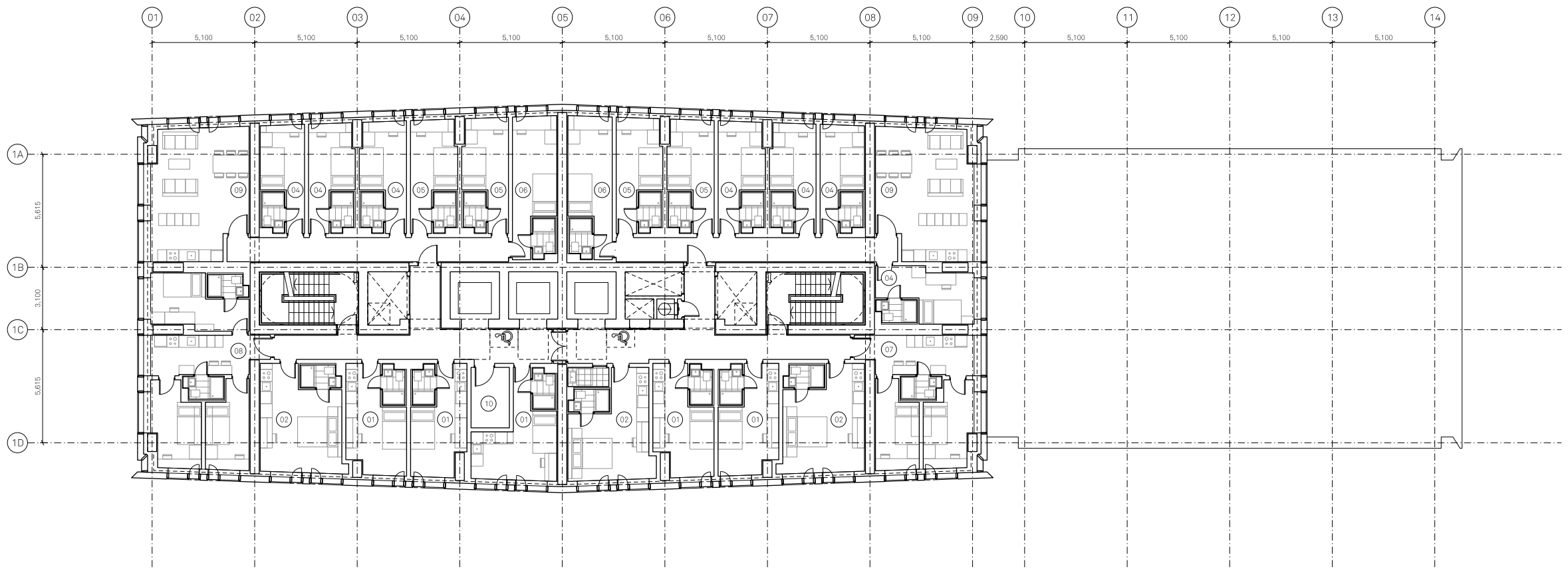
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One Medlock Street		Block B 12th-17th,19th-24th & 26th-36th Floor GA Plan		1:125 @ A1	
Drawn:	Checked:	Status:	Project:	Drawing No:	Rev:
HM	JM	Planning	100	_B1_02_2212	B
Details:					
B 07/10/22 Issued for Planning					

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Notes:

PLAN KEY:

- | | | | |
|--------------------|---------------------|------------------------------|----------|
| 01 Standard studio | 04 Standard cluster | 07 Twodio | 10 Plant |
| 02 Superior studio | 05 Premium cluster | 08 Threedio | |
| 03 Premium studio | 06 Delux cluster | 09 Kitchen / living / dining | |

NOTES:

All structural / service coordination ongoing and to be developed post issue. All structural sizes TBC by SE

Project Name:

One Medlock

Street

Drawn: HM

Checked: JM

Status: Planning

Project: 100

Drawing No: _B1_02_2218

Rev: B

Title:

Block B 18th & 26th Floor

General Arrangement Plan

Scale:

1:125 @ A1

Detail:

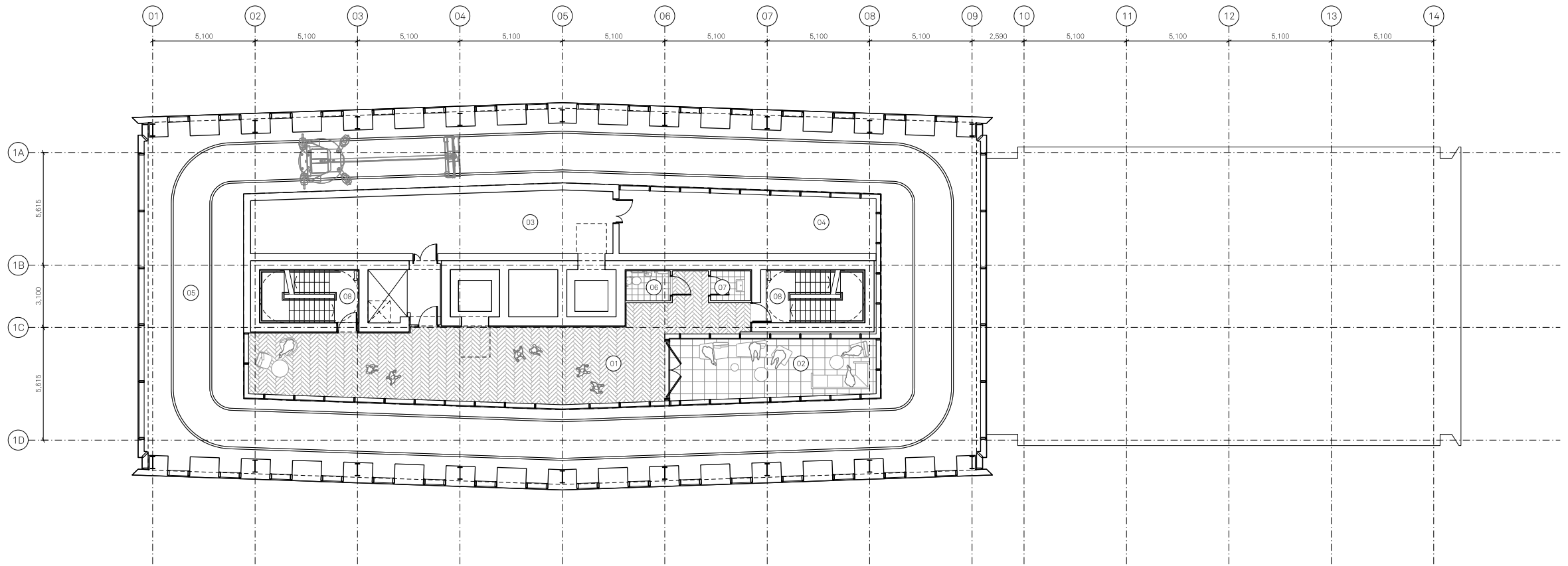
07/10/22 Issued for Planning

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Notes:

PLAN KEY:

- 01

Amenity space
- 02

External terrace
- 03

Internal plant
- 04

External plant
- 05

BMU
- 06

Accessible WC
- 07

Cleaner's cupboard
- 08

Escape stair

NOTES:

All structural / service coordination ongoing and to be developed post issue. All structural sizes TBC by SE

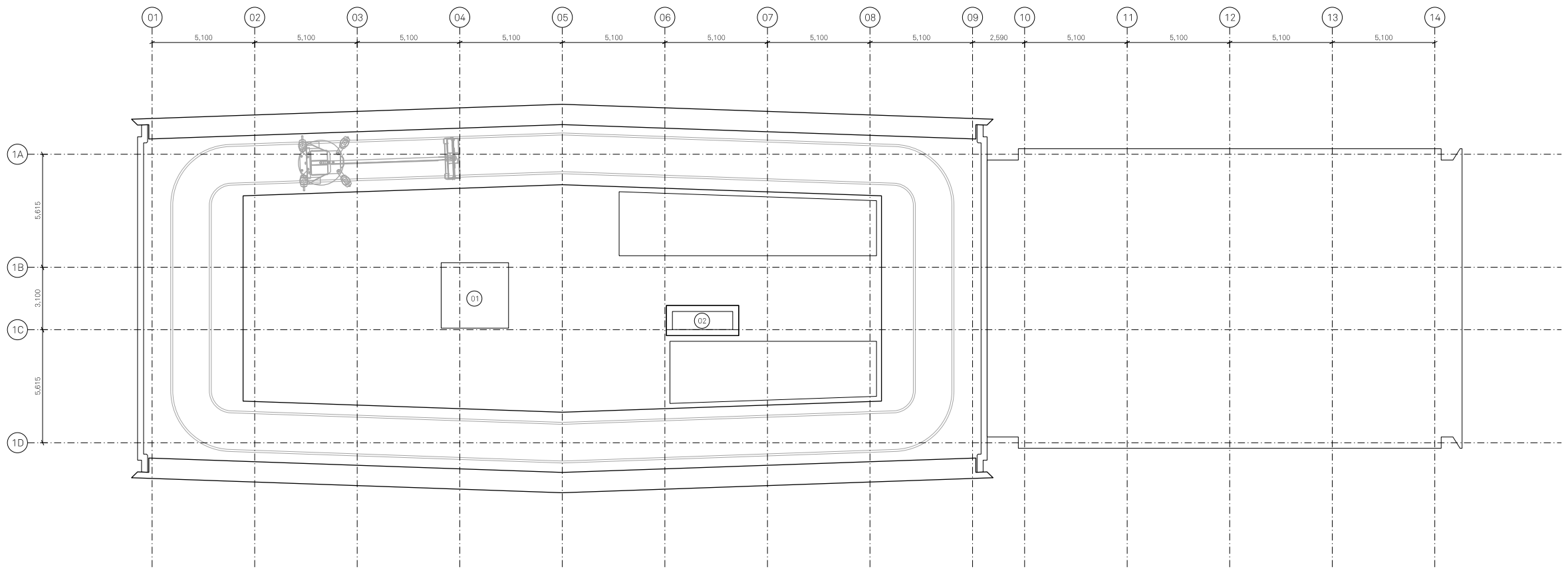
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One Medlock Street		Block B 37th Floor		1:125 @ A1	
Drawn: HM		Checked: JM		Status: Planning	
Details:		Project:		Drawing No:	
C		11/10/22		Issued for Planning	
		100		_B1_02_2237	
				C	

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Notes:

PLAN KEY:

- 01 Lift overrun
- 02 Roof access hatch

NOTES:

All structural / service coordination ongoing and to be developed post issue. All structural sizes TBC by SE

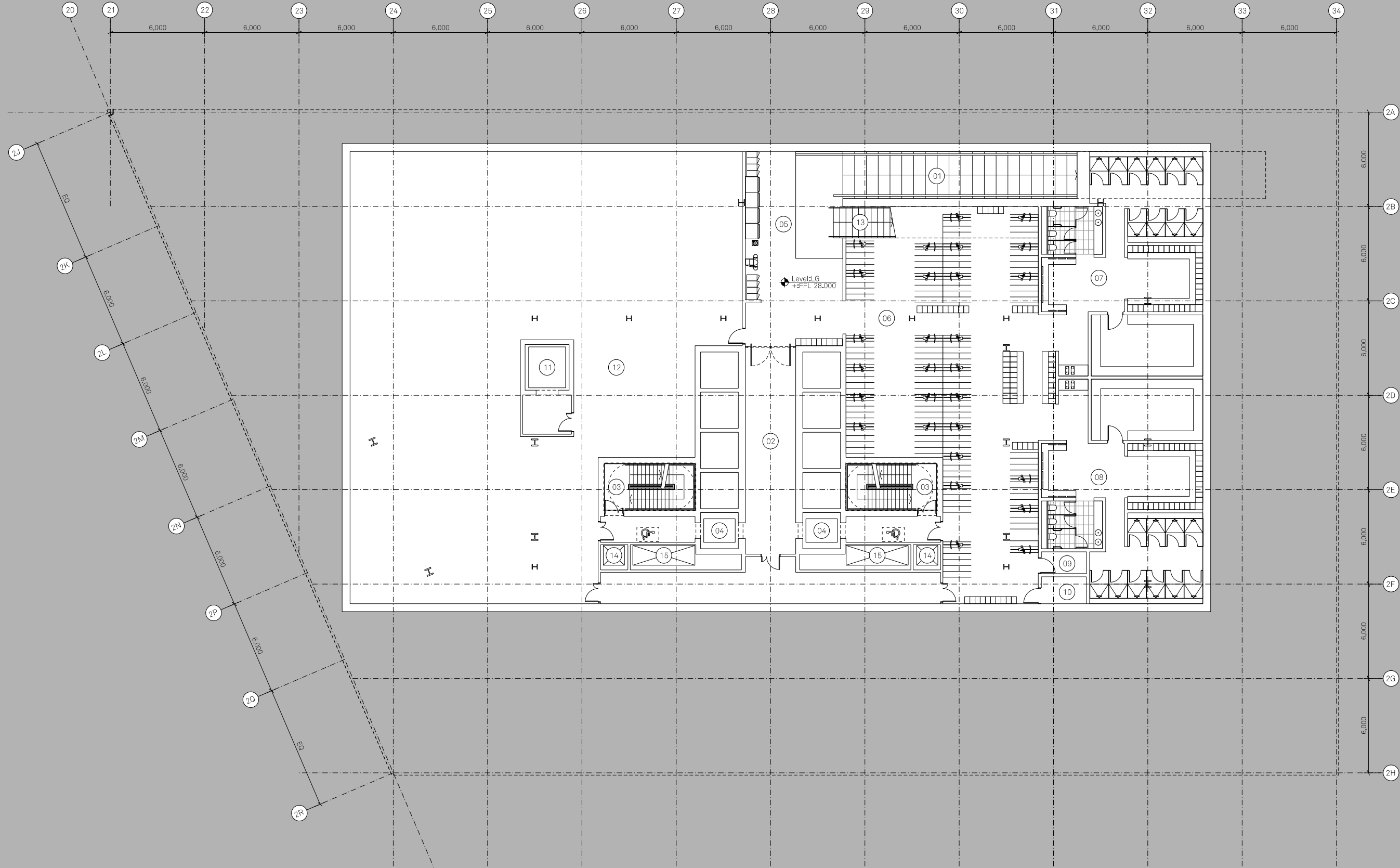
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One Medlock Street		Block B 38th Floor Roof General Arrangement Plan		1:125 @ A1	
Drawn:	Checked:	Status:	Project:	Drawing No:	Rev:
HM	MH	Planning	100	_B1_02_2238	B
Detail:					
B 11/10/22 Issued for Planning					

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Notes:

PLAN KEY:

- | | | | | |
|------------------|------------------------------|--|----------------------|---------------------------|
| 01 Stepped ramp | 04 Fire fighting lift | 07 Male changing, showers and drying room | 10 Accessible shower | 13 Stairs to ground floor |
| 02 Lift lobby | 05 Workshop and landing area | 08 Female changing, showers and drying rooms | 11 Goods lift | 14 Smoke vent |
| 03 Escape stairs | 06 Cycle store | 09 Gender neutral shower | 12 Plant space | 15 Service riser |

Project Name:

One Medlock

Street

Drawn: Checked: MH JM

Status: Planning

Project: 100

Drawing No: _B2_02_2199

Rev: C

Date: 07/10/22

Issued for Planning

Title:

Block A Basement

General Arrangement Plan

Scale: 1:125 @ A1

Scale: 1:125 @ A1

Scale: 1:125 @ A1

Scale: 1:125 @ A1

Scale: 1:125 @ A1

Scale: 1:125 @ A1

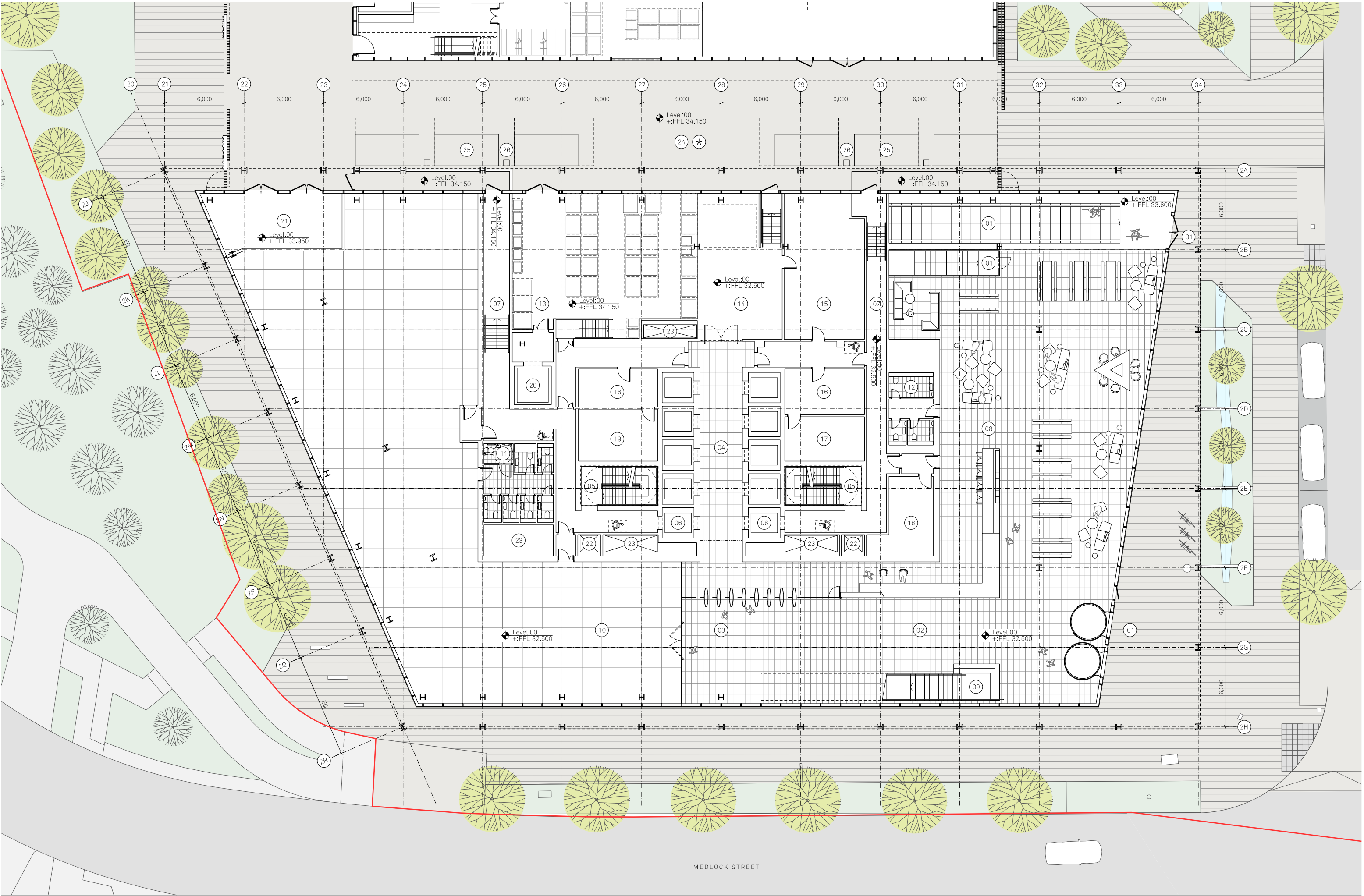
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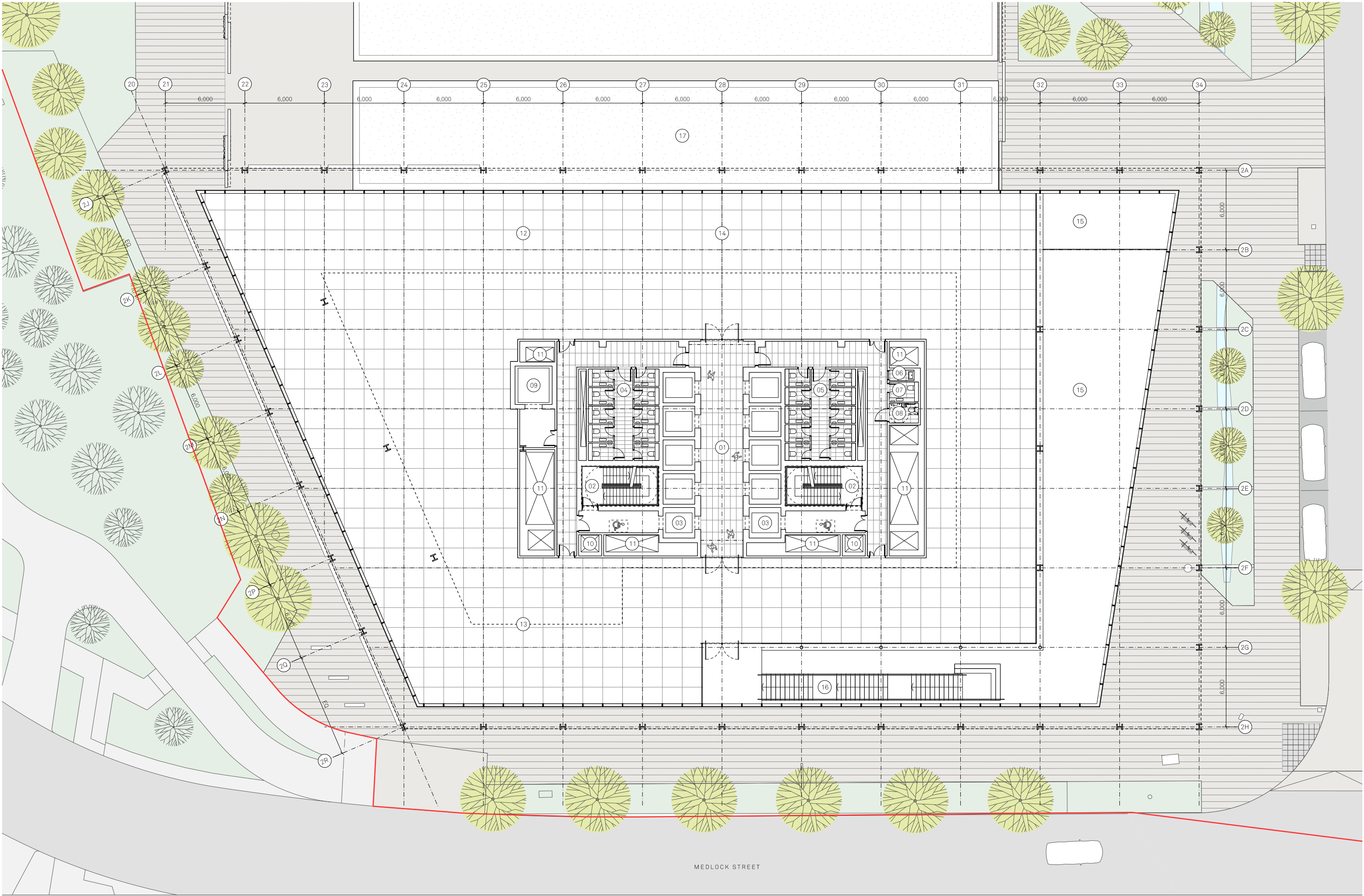
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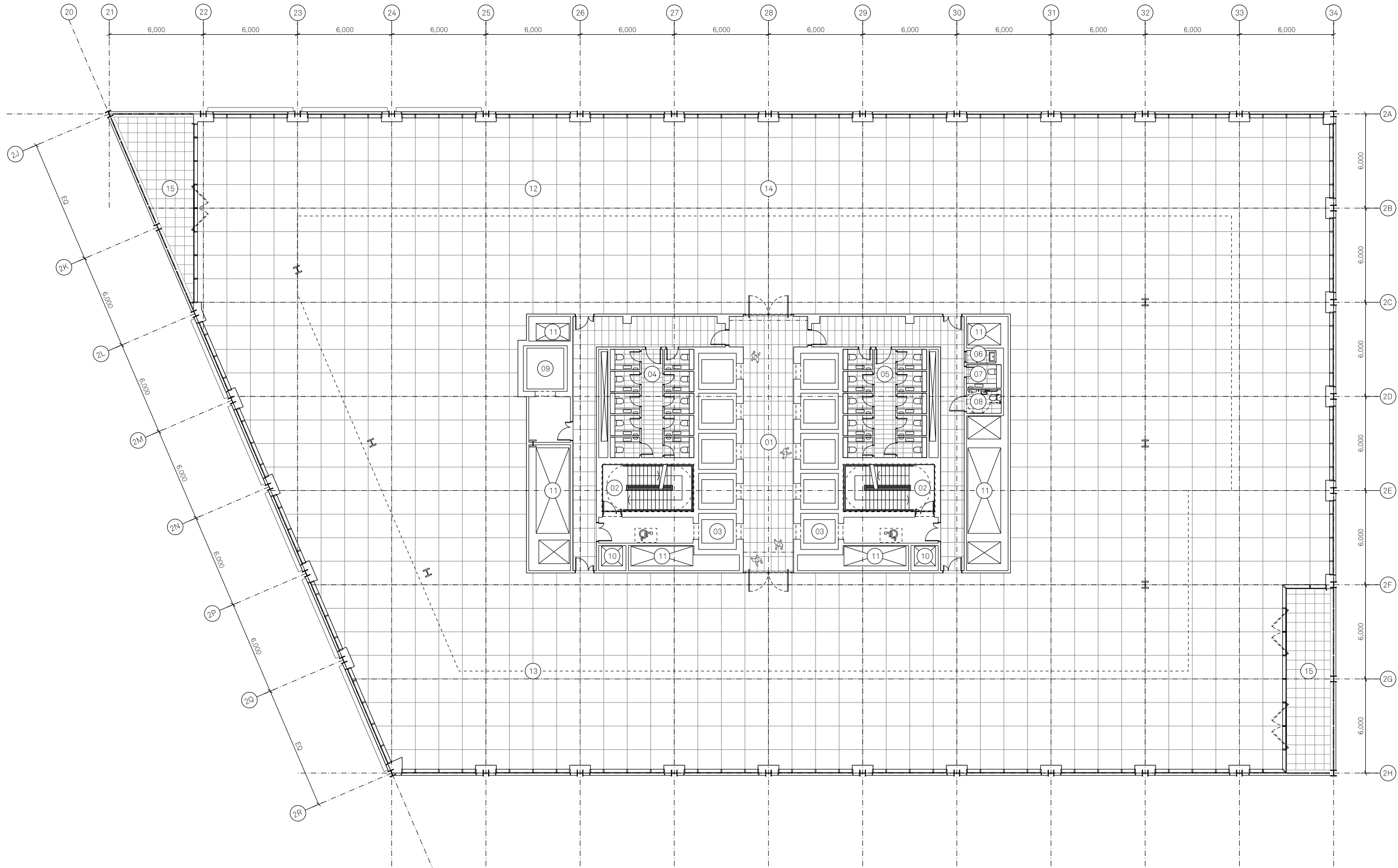
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Notes:

PLAN KEY:

- | | | | | |
|-----------------------|----------------------|----------------------|------------------|---------------------|
| 01 Lift lobby | 04 Male WCs | 07 Gender neutral WC | 10 Smoke vent | 13 6m primary zone |
| 02 Escape stair | 05 Female WCs | 08 Accessible WC | 11 Service riser | 14 Primary split |
| 03 Fire fighting lift | 06 Cleaners cupboard | 09 Goods lift | 12 Office | 15 External balcony |

Project Name:

One Medlock

Street

Drawing:

MH JM

Checked:

Planning

Status:

100

Project:

07/10/22

Title:

Block A 2nd to 11th Floor

General Arrangement Plan

Project:

100

Status:

Planning

Project:

07/10/22

Project:

07/10/22

Scale:

1:125 @ A1

Scale:

1:125 @ A1

Scale:

1:125 @ A1

Scale:

1:125 @ A1

Scale:

1:125 @ A1

Scale:

1:125 @ A1

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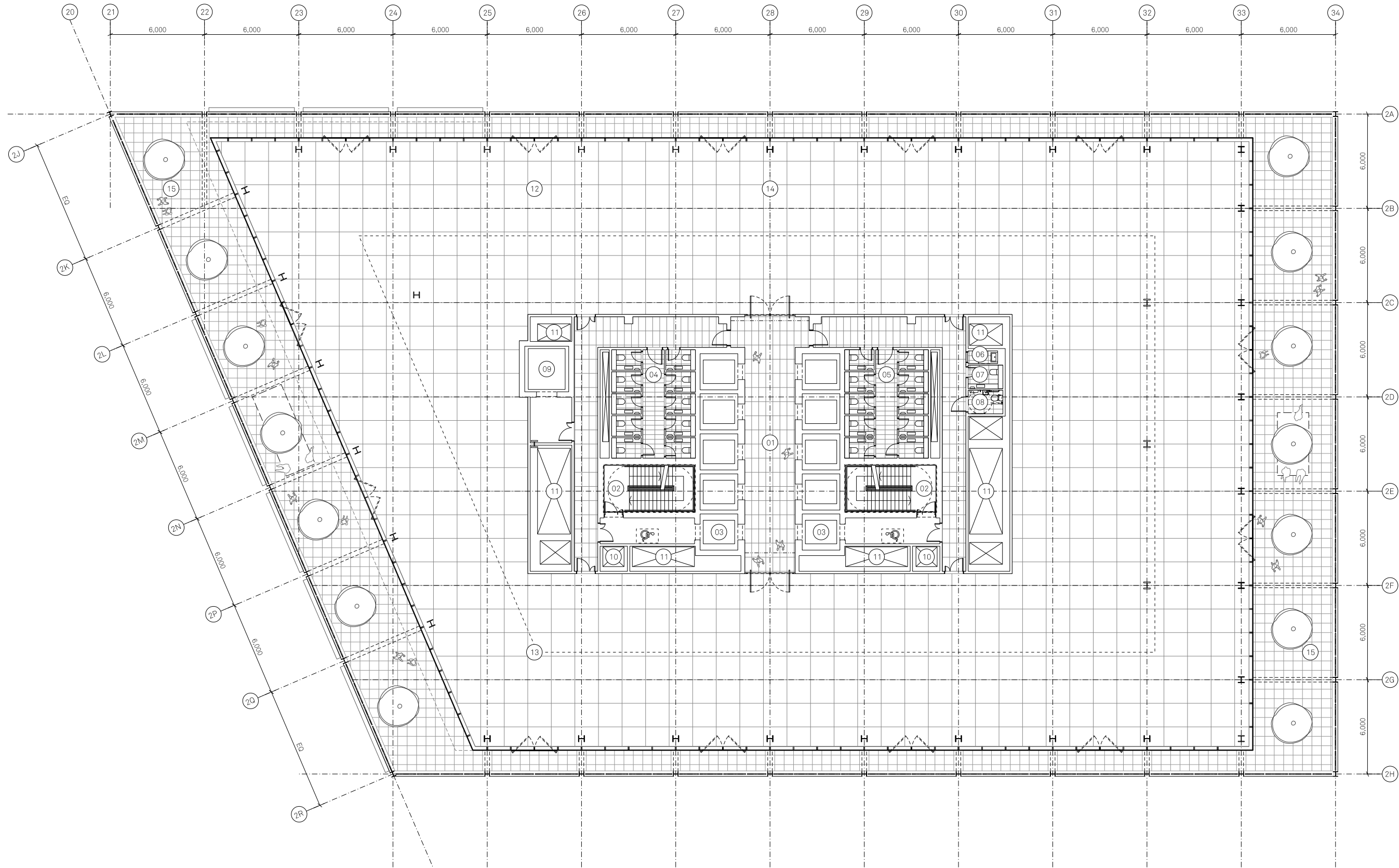
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Notes:

PLAN KEY:

- | | | | | |
|-----------------------|----------------------|----------------------|------------------|---------------------|
| 01 Lift lobby | 04 Male WCs | 07 Gender neutral WC | 10 Smoke vent | 13 6m primary zone |
| 02 Escape stair | 05 Female WCs | 08 Accessible WC | 11 Service riser | 14 Primary split |
| 03 Fire fighting lift | 06 Cleaners cupboard | 09 Goods lift | 12 Office | 15 External terrace |

Project Name:
One Medlock
Street

Drawn: MH
Checked: JM

Status:
Planning

Title:
Block A 12th Floor
General Arrangement Plan

Project:
100

Drawing No:
_B2_02_2212

Scale:
1:125 @ A1

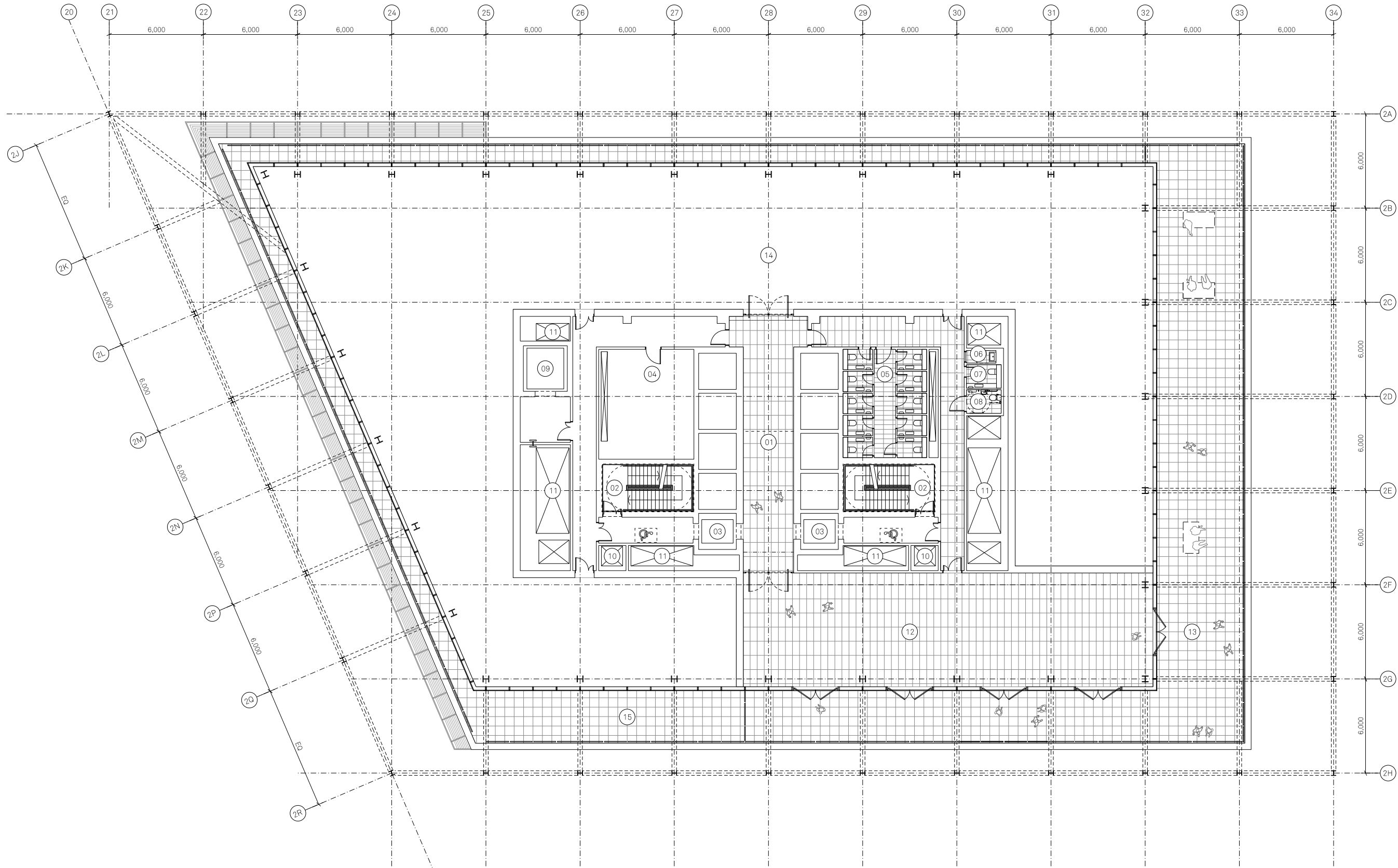
Rev:
C

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Notes:

PLAN KEY:

- | | | | | |
|-----------------------|----------------------|----------------------|--------------------|------------------------|
| 01 Lift lobby | 04 Plant area | 07 Gender neutral WC | 10 Smoke vent | 13 External terrace |
| 02 Escape stair | 05 Unisex WCs | 08 Accessible WC | 11 Service riser | 14 External plant area |
| 03 Fire fighting lift | 06 Cleaners cupboard | 09 Goods lift | 12 Tenant pavilion | 15 Access terrace |

Project Name:

One Medlock Street

Drawn: MH
Checked: JM

Details:
C

Title:

Block A 13th Floor
General Arrangement Plan

Status:

Planning

Scale:

1:125 @ A1

Project:

100

Drawing No:

_B2_02_2213

Rev:

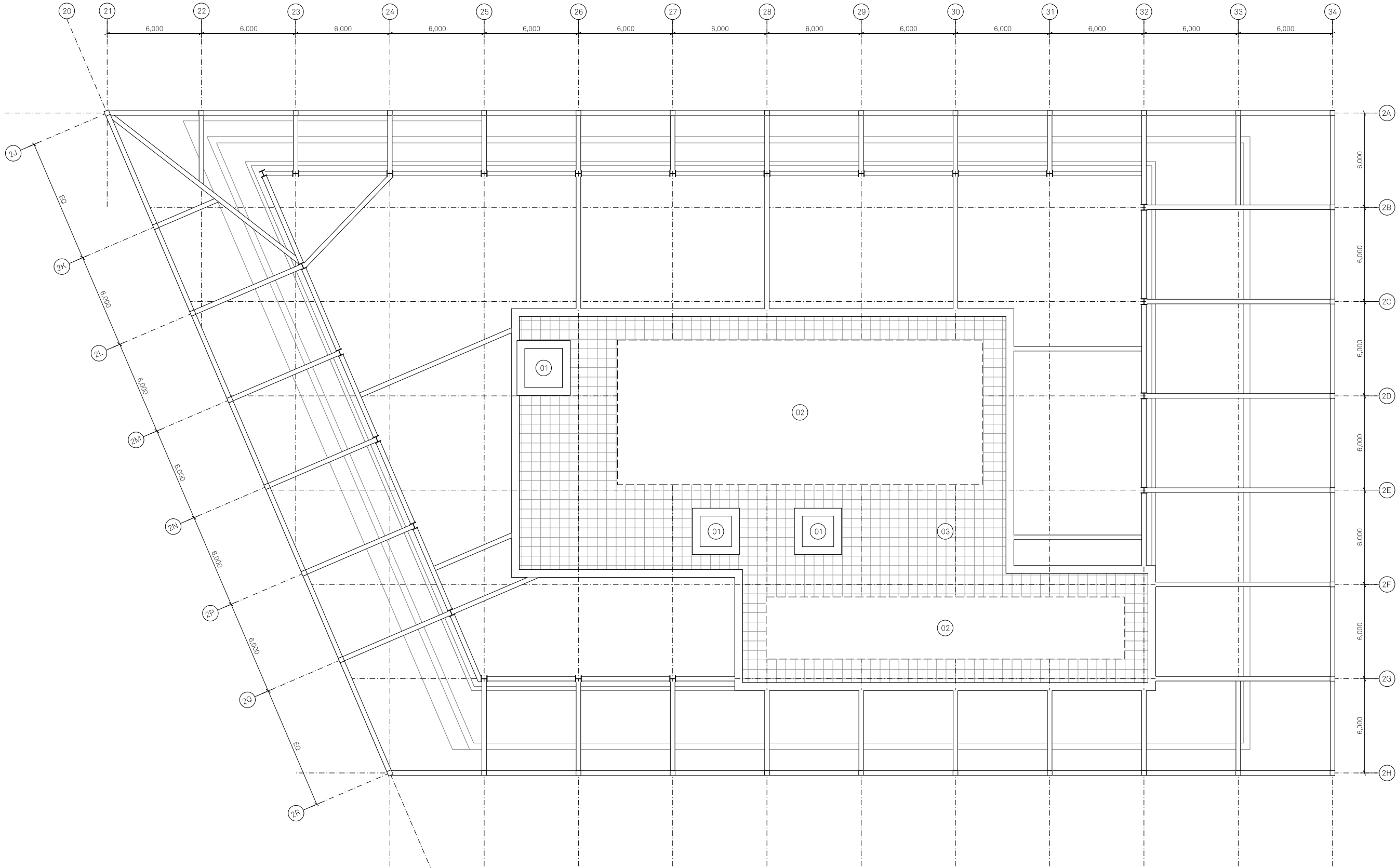
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Notes:

PLAN KEY:

01 Lift overrun

02 PVs

03 Roof

Project Name:

One Medlock

Street

Drawn: MH

Checked: JM

Detail:

C

Title:

Block A Roof Plan

General Arrangement

Status:

Planning

Project:

100

Issued for Planning

Scale:

1:125 @ A1

Project:

100

Project:

100

Issued for Planning

Rev:

C

Project:

100

Project:

100

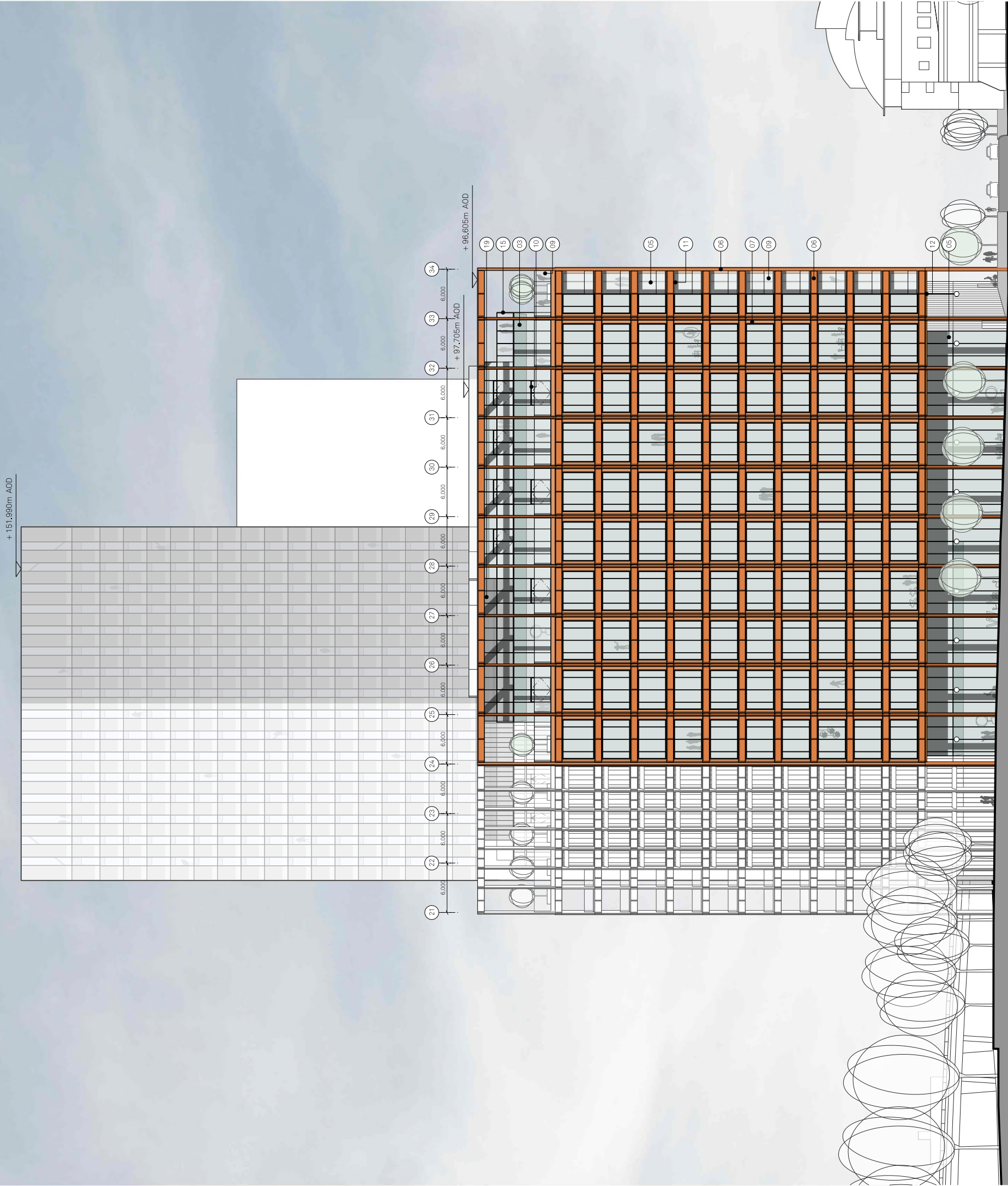
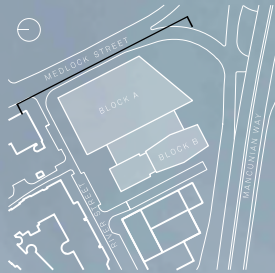
Issued for Planning

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0161 974 3690

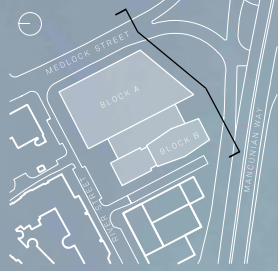
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Notes: MATERIALITY KEY:

- 01 Capless curtain walling system, module sizes 1500mm x 1500mm, frames with clear glass
- 02 Perforated anodised aluminium panel in front of curtain walling system, module sizes 1500mm x 1500mm, frames with clear glass
- 03 Recessed PPC aluminium panel to hide floor and ceiling zone
- 04 Anodised aluminium panel
- 05 Capless curtain walling system, module sizes 1500mm x 1500mm, frames with clear glass
- 06 Expressed exoskeleton system, module sizes 1500mm x 1500mm, frames with clear glass
- 07 Viable bolted hanging to be colour matched to Corten
- 08 Clear glass balustrade to external balconies and terraces
- 09 Clear glass balustrade to external balconies and terraces
- 10 Glazed door set, frame with light grey PPC metal, split to external
- 11 Light grey PPC metal, split to external
- 12 Corten finish to column and soffit
- 13 Metal perforated screen to sliding access gate
- 14 Back-painted glass plant screen on a 1.5m module
- 15 Continuation of capless curtain walling system, module sizes 1500mm x 1500mm, frames with clear glass
- 16 Precast concrete panning and frame, this design to be determined
- 17 Polished concrete finish to PPC frame
- 18 Green wall incorporated into service junction
- 19 Lower rail distance system with integrated service doors
- 20 Anodised metal louvre / blade for solar shading system, dark grey frames with clear glass and anodised aluminium
- 21 Back-painted glass in a capless unit curtain wall system
- 22 Back-painted glass in a capless unit curtain wall system

Project Name:		Title:		Scale:	
One Medlock Street		Proposed Site Elevations East (Medlock Street)		1:250 @ A1	
Client:	HM	Designer:	MH	Drawn by:	MP_04_2201
Project:	100	Issue:	Planning	Rev:	C
Date:	03/11/22	Issued for Planning			



1A 1B 1C 1D

+ 151,390m AOD

22 09

2J 2K 2L 2M 2N 2P 2Q 2R

+ 97,705m AOD

+ 96,605m AOD

19 15 03 20 09 10 07 06 05 06 11 09 20

05 10 13 18

03 05 20 19

RIVER STR TOWER

EDGE STREET

BLOCK B

BLOCK A

MEDLOCK STREET

PLOT 11

Notes: MATERIALITY KEY:

- 01 Capless curtain walling frames with clear glass
- 02 Perforated anodised aluminium panel with clear glass
- 03 Recessed PPC panel to hide floor and ceiling zone
- 04 Anodised aluminium panel
- 05 Capless curtain walling frames with clear glass
- 06 Expressed aluminium frame with clear glass
- 07 Visible bolted fixings to be colour matched to curtain
- 08 Clear glass balustrade to external balconies and terraces
- 09 Clear glass balustrade to external balconies and terraces
- 10 Glazed door set. Frame with curtain walling system
- 11 Light grey PPC metal balcony
- 12 Cornish finish to colonnade soffit
- 13 Metal perforated screen to sliding access gate
- 14 Back painted glass plant screen on a 1.5m module
- 15 Continuation of capless curtain walling system at roof terrace level. Finish to match curtain walling system
- 16 Precast concrete panelling and determined.
- 17 Polished concrete finish to PPC frame
- 18 Green wall incorporated into lower rain defence system with integrated service doors
- 19 Dark grey PPC horizontal metal lower rain defence system with integrated service doors
- 20 Anodised metal louvre / blade system with curtain walling system. Dark grey frames with glass & markisation band
- 21 Black painted glass in a system unitised curtain wall
- 22 50% Open black. Frit applied to outside face of glazing
- 23 to outside face of glazing

- 20 Anodised metal louvre / blade system with curtain walling system. Dark grey frames with glass & markisation band
- 21 Black painted glass in a system unitised curtain wall
- 22 50% Open black. Frit applied to outside face of glazing
- 23 to outside face of glazing

Project Name:

One Medlock Street

Drawn:

HM

Checked:

MH

Status:

Planning

Project:

100

Scale:

1:250 @ A1

Drawing No:

_MP_04_2202

Revision:

F

Date:

08/11/22

Issued for:

Planning

Project Name:

One Medlock Street

Drawn:

HM

Checked:

MH

Status:

Planning

Project:

100

Scale:

1:250 @ A1

Drawing No:

_MP_04_2202

Revision:

F

Date:

08/11/22

Issued for:

Planning

Project Name:

One Medlock Street

Drawn:

HM

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MH

Status:

Planning

Project:

100

Scale:

1:250 @ A1

Drawing No:

_MP_04_2202

Revision:

F

Date:

08/11/22

Issued for:

Planning

Project Name:

One Medlock Street

Drawn:

HM

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Status:

Planning

Project:

100

Scale:

1:250 @ A1

Drawing No:

_MP_04_2202

Revision:

F

Date:

08/11/22

Issued for:

Planning

Project Name:

One Medlock Street

Drawn:

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Checked:

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Status:

Planning

Project:

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Scale:

1:250 @ A1

Drawing No:

_MP_04_2202

Revision:

F

Date:

08/11/22

Issued for:

Planning

Project Name:

One Medlock Street

Drawn:

HM

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Status:

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Scale:

1:250 @ A1

Drawing No:

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Revision:

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Date:

08/11/22

Issued for:

Planning

Project Name:

One Medlock Street

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Drawing No:

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Revision:

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Date:

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Project Name:

One Medlock Street

Drawn:

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Drawing No:

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Revision:

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Date:

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Issued for:

Planning

Project Name:

One Medlock Street

Drawn:

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Status:

Planning

Project:

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Scale:

1:250 @ A1

Drawing No:

_MP_04_2202

Revision:

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Date:

08/11/22

Issued for:

Planning

Project Name:

One Medlock Street

Drawn:

HM

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Status:

Planning

Project:

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Scale:

1:250 @ A1

Drawing No:

_MP_04_2202

Revision:

F

Date:

08/11/22

Issued for:

Planning

Project Name:

One Medlock Street

Drawn:

HM

Checked:

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Status:

Planning

Project:

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Scale:

1:250 @ A1

Drawing No:

_MP_04_2202

Revision:

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Date:

08/11/22

Issued for:

Planning

Project Name:

One Medlock Street

Drawn:

HM

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Drawing No:

_MP_04_2202

Revision:

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Date:

08/11/22

Issued for:

Planning

Project Name:

One Medlock Street

Drawn:

HM

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1:250 @ A1

Drawing No:

_MP_04_2202

Revision:

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Date:

08/11/22

Issued for:

Planning

Project Name:

One Medlock Street

Drawn:

HM

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Planning

Project:

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Scale:

1:250 @ A1

Drawing No:

_MP_04_2202

Revision:

F

Date:

08/11/22

Issued for:

Planning

Project Name:

One Medlock Street

Drawn:

HM

Checked:

MH

Status:

Planning

Project:

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Scale:

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Drawing No:

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Revision:

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Date:

08/11/22

Issued for:

Planning

Project Name:

One Medlock Street

Drawn:

HM

Checked:

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Status:

Planning

Project:

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Revision:

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Date:

08/11/22

Issued for:

Planning

Project Name:

One Medlock Street

Drawn:

HM

Checked:

MH

Status:

Planning

Project:

100

Scale:

1:250 @ A1

Drawing No:

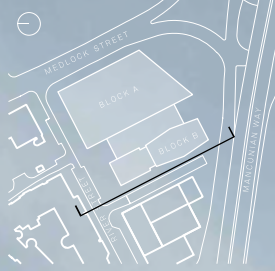
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Revision:

F

Date:

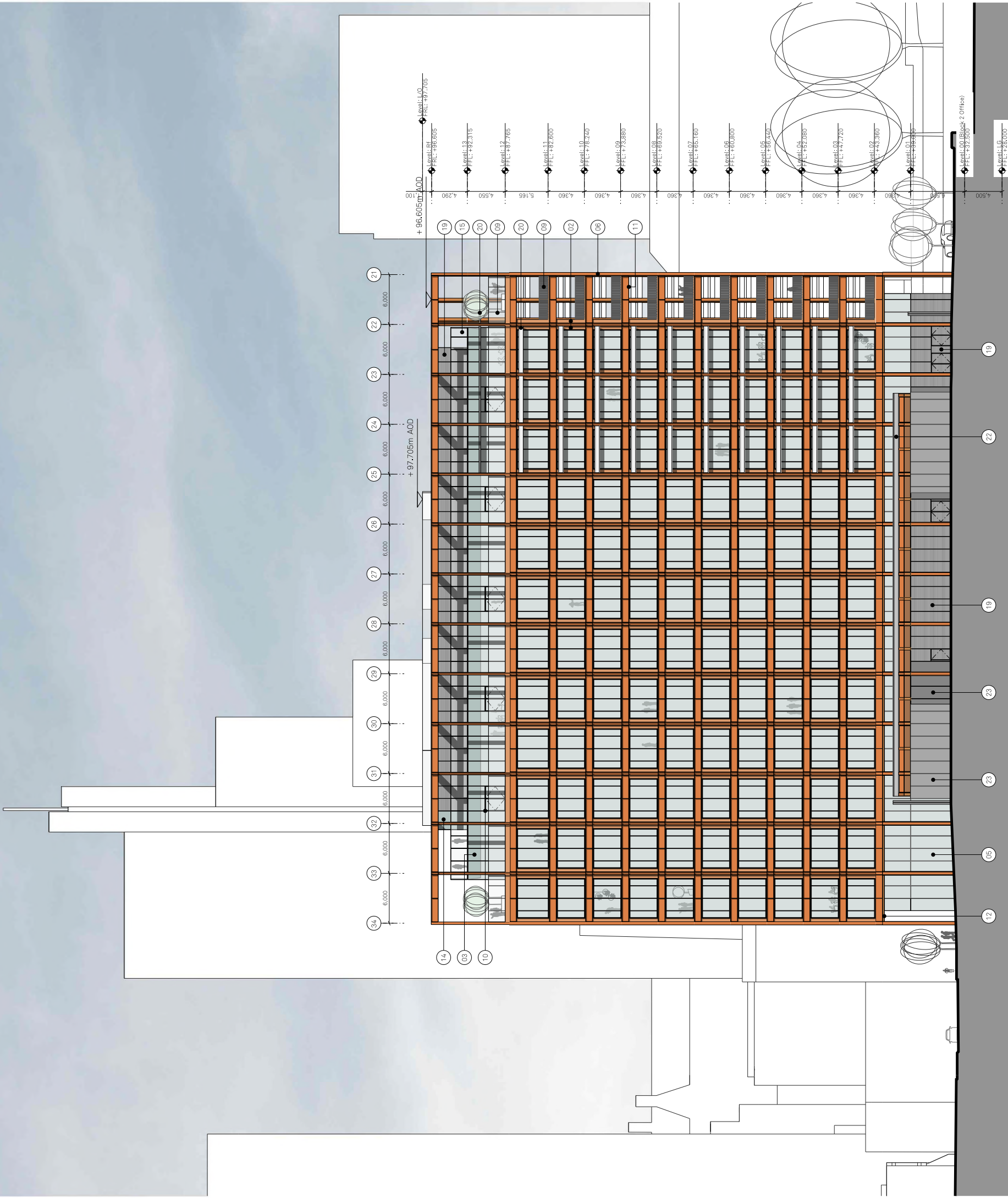
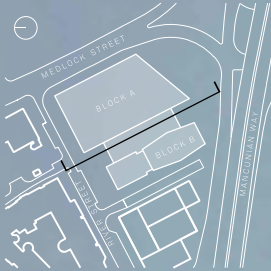
08/11/22



MATERIALITY KEY:

- 01 Capless curtain walling system, module sizes aluminium panel in front of glass
- 02 Perforated anodised aluminium panel in front of glass
- 03 Recessed PPC panel to hide floor and ceiling zone
- 04 Anodised aluminium panel
- 05 Capless curtain walling system, module sizes aluminium panel in front of glass
- 06 Expressed exoskeleton panel to hide floor and ceiling zone
- 07 Capless curtain walling system, module sizes aluminium panel in front of glass
- 08 Clear glass balustrade to external balconies and terraces
- 09 Clear glass balustrade to external balconies and terraces
- 10 Glazed door set, Frame to match curtain walling system
- 11 Light grey PPC metal panel to external balconies and terraces
- 12 Column finish to match curtain walling system
- 13 Metal perforated screen to match curtain walling system
- 14 Back-painted glass plant screen on a 1.5m module
- 15 Continuation of capless curtain walling system, module sizes aluminium panel in front of glass
- 16 Precast concrete paver and finish to be determined
- 17 Polished concrete finish to PPC frame
- 18 Green wall incorporated into service junction
- 19 Lower rail, distance system with integrated service doors
- 20 Anodised metal louvre / blade for solar shading system, Dark grey frames with clear glass and anodised aluminium panel
- 21 Back-painted glass in a capless curtain wall system
- 22 Back-painted glass in a capless curtain wall system

Project Name:		One Medlock Street	Client:	HM	Design:	MH	Drawn:	HM	Scale:	1:250 @ A1
Proposed Site Elevations		West Edge Street	Client:	HM	Design:	MH	Drawn:	HM	Scale:	1:250 @ A1
Drawing No:		_MP_04_2203								
Revision:		100								
Issued for Planning:		03/11/22								



Notes: MATERIALITY KEY:

- 01 Capless curtain walling system with grey glass frames with dark grey metal panes
- 02 Perforated metallic PPC metal panel in front of a metal panel in front of a metal panel with clear glass
- 03 Recessed aluminium panel with dark grey metal panes
- 04 Metallic PPC metal panel
- 05 Capless curtain walling system with dark grey metal panes
- 06 Capless curtain walling system with dark grey metal panes
- 07 Capless curtain walling system with dark grey metal panes
- 08 Capless curtain walling system with dark grey metal panes
- 09 Capless curtain walling system with dark grey metal panes
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- 31 Capless curtain walling system with dark grey metal panes
- 32 Capless curtain walling system with dark grey metal panes
- 33 Capless curtain walling system with dark grey metal panes
- 34 Capless curtain walling system with dark grey metal panes

- 07 Corten facade panel with no visible fixings
- 08 Capless curtain walling system with dark grey metal panes
- 09 Capless curtain walling system with dark grey metal panes
- 10 Capless curtain walling system with dark grey metal panes
- 11 Capless curtain walling system with dark grey metal panes
- 12 Capless curtain walling system with dark grey metal panes
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- 29 Capless curtain walling system with dark grey metal panes
- 30 Capless curtain walling system with dark grey metal panes
- 31 Capless curtain walling system with dark grey metal panes
- 32 Capless curtain walling system with dark grey metal panes
- 33 Capless curtain walling system with dark grey metal panes
- 34 Capless curtain walling system with dark grey metal panes

Project Name:
One Medlock Street

Drawn:
DK

Checked:
MH

Detail:
E

Title:
**Proposed Elevation
Block A West (Service Area)**

Status:
Planning

Issued for Planning:
03/11/22

Scale:
1:250 @ A1

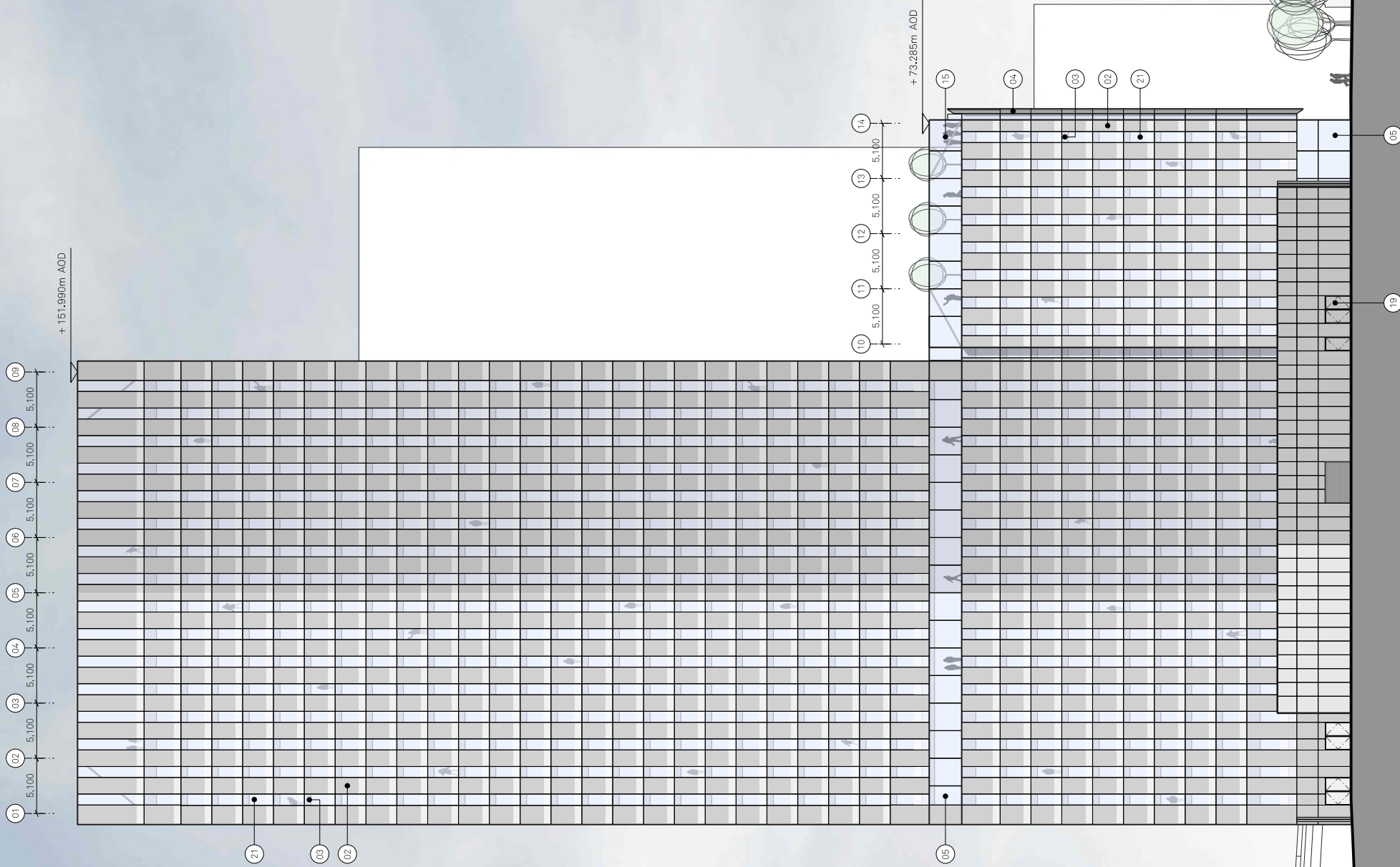
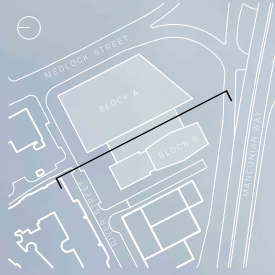
Project:
100

Drawn:
_B2_04_2203

Checked:
E

Jon Matthews Architects

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0161 974 3680
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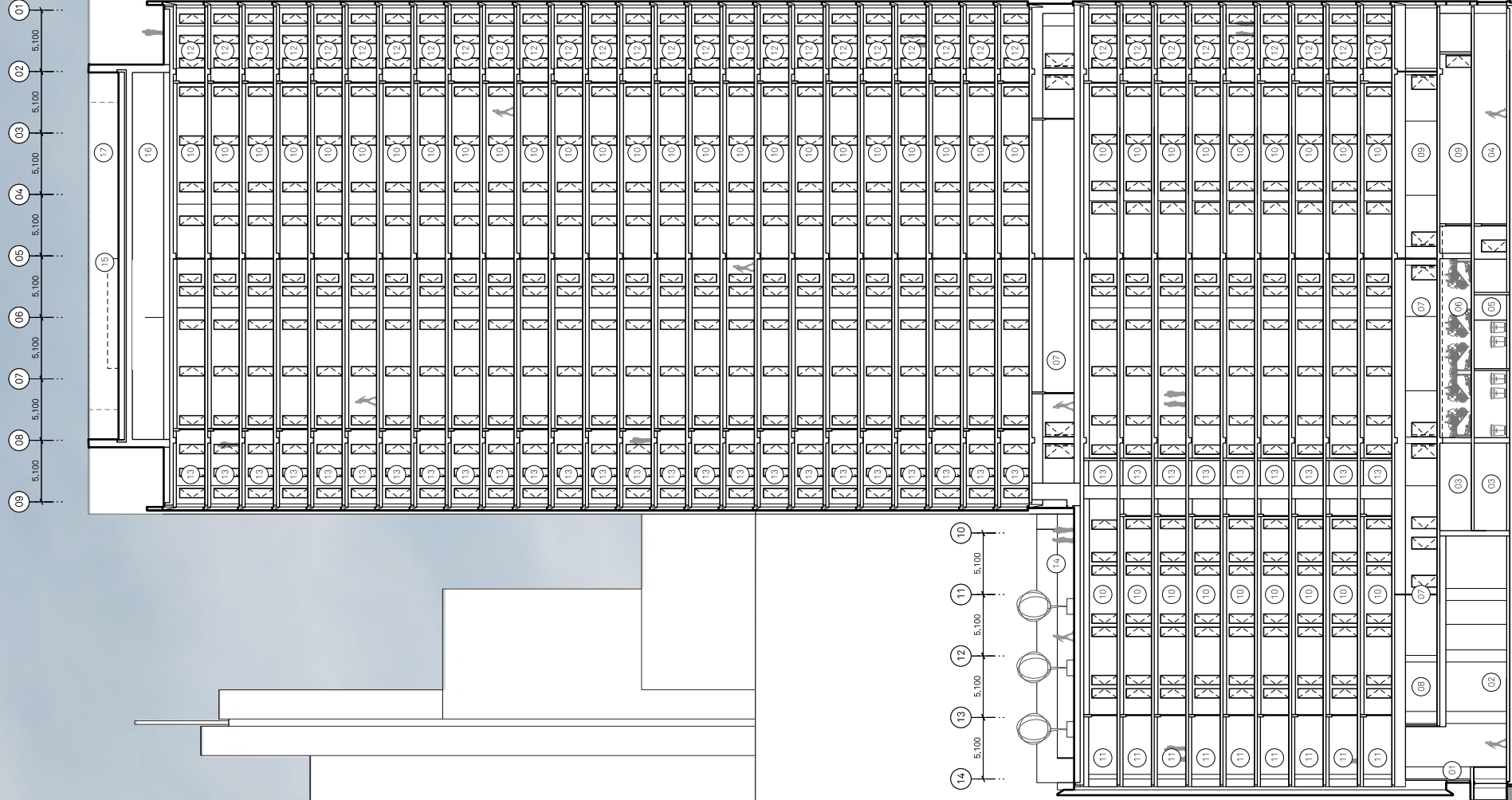
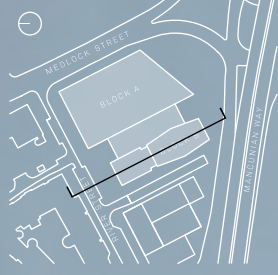
Notes: MATERIALITY KEY:

- 01 Capless curtain walling system, module sizes 1.5m x 1.5m, frames with clear glass
- 02 Perforated anodised aluminium panel in front of curtain walling system, module sizes 1.5m x 1.5m, frames with clear glass
- 03 Recessed PPC aluminium panel to hide floor and ceiling zone
- 04 Anodised aluminium panel
- 05 Capless curtain walling system, module sizes 1.5m x 1.5m, frames with clear glass
- 06 Expressed exoskeleton system, module sizes 1.5m x 1.5m, frames with clear glass
- 07 Viable bolted fixings to be colour matched to Corten
- 08 Corten double panel with no radii fixings
- 09 Capless circle side glazed door finish to match external balconies and terraces
- 10 Clear glass balustrade to external balconies and terraces
- 11 Glazed door set, frame with clear glass, frames with clear glass
- 12 Light grey PPC metal split to external balconies and terraces
- 13 Glazed door set, frame with clear glass, frames with clear glass
- 14 Light grey PPC metal split to external balconies and terraces
- 15 Corten finish to balconies and terraces
- 16 Metal perforated screen to sliding access gates
- 17 Back painted glass plant screen on a 1.5m module
- 18 Continuation of capless curtain walling system, module sizes 1.5m x 1.5m, frames with clear glass
- 19 at roof terrace level, finish to match curtain walling system
- 20 Anodised metal louvre / blade for solar shading system, dark grey frames with clear glass & anodised aluminium
- 21 Back painted glass in a capless unitised curtain wall system
- 22 Back painted glass in a capless unitised curtain wall system

- 16 Precast concrete panning and frame, this design to be determined
- 17 Polished concrete finish to PPC frame
- 18 Green wall incorporated into service junction, lower rain defence system with integrated service doors
- 19 Precast concrete panning and frame, this design to be determined
- 20 Anodised metal louvre / blade for solar shading system, dark grey frames with clear glass & anodised aluminium
- 21 Back painted glass in a capless unitised curtain wall system
- 22 Back painted glass in a capless unitised curtain wall system

Project Name:		One Medlock Street		Proposed Elevation Block B East (Service Area)		1:250 @ A1		Scale:	
Client:	HM	Design:	JM	Drawn:	JM	Project:	100	Drawn:	100
Detail:	03/11/22	Issue:	Issued for Planning	Detail:	03/11/22	Issue:	Issued for Planning	Detail:	03/11/22

Project Name:		One Medlock Street		Proposed Elevation Block B East (Service Area)		1:250 @ A1		Scale:	
Client:	HM	Design:	JM	Drawn:	JM	Project:	100	Drawn:	100
Detail:	03/11/22	Issue:	Issued for Planning	Detail:	03/11/22	Issue:	Issued for Planning	Detail:	03/11/22



RIVER STREET

PUBLIC REALM

BLOCK B

PUBLIC REALM

MANCUNIAN WAY

Notes:

- 01 Community space entrance
- 02 Community space
- 03 Plant

- 04 Escape route
- 05 Refuse store
- 06 Cycle store

- 07 Student amenity space
- 08 Gym
- 09 Corridor

- 10 Corridor to student apartments
- 11 Kitchen/living/dining room
- 12 Threedio

- 13 Twodio
- 14 Roof Terrace
- 15 Lift Overrun

- 16 Roof amenity space
- 17 Top of crown screening external plant on roof

Project Name:

One Medlock Street

Title:

Section BB

Drawn:

HM

Checked:

MH

Status:

Planning

Project:

100

Scale:

1:250 @ A1

Drawing No:

_B1_05_2200

Rev:

E

Issue:

13/10/22

For:

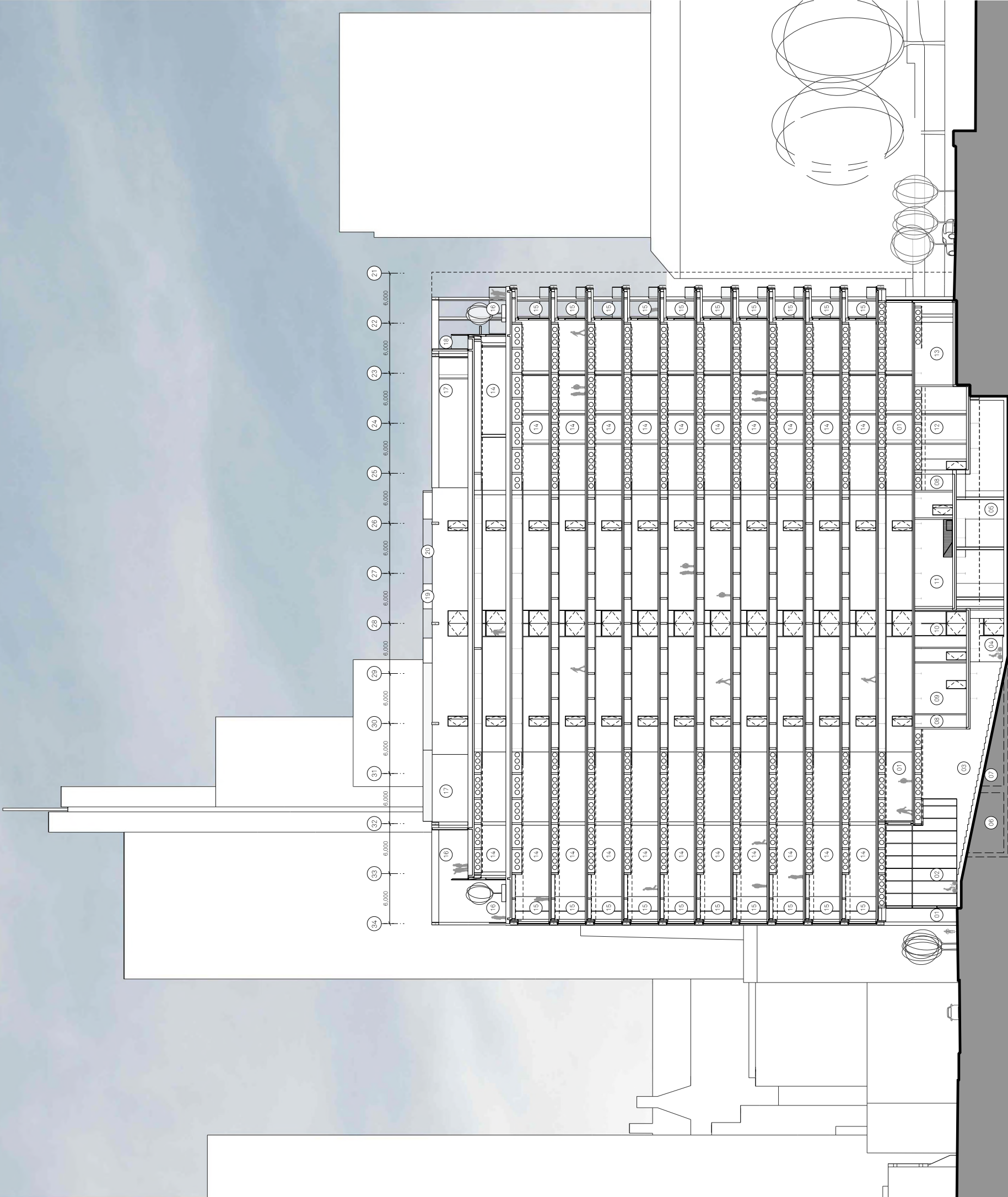
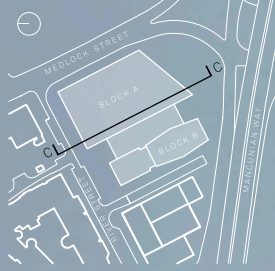
Issued for Planning

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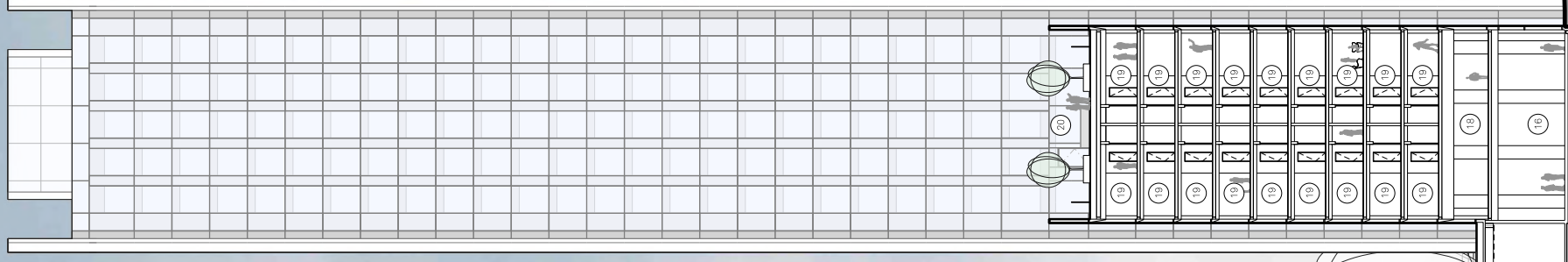
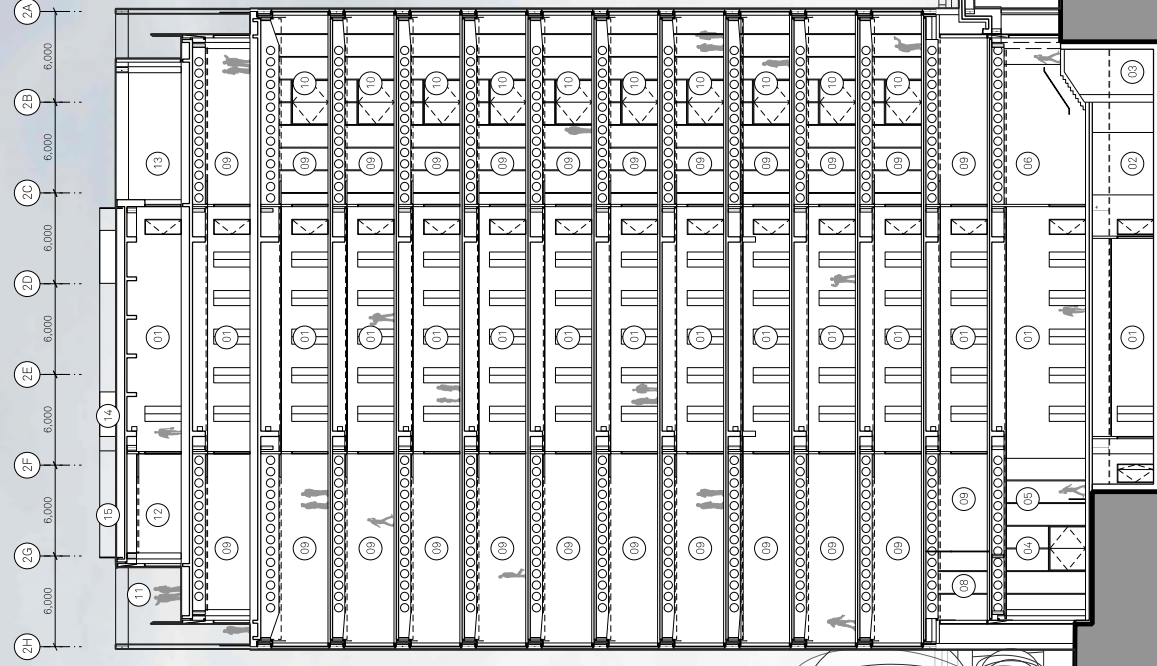
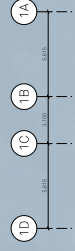
- 01 Entrance/colonnade
- 02 Double height entrance to cycle store
- 03 Stepped ramp
- 04 Cycle workshop and store
- 05 Internal plant store
- 06 Male showers
- 07 Store
- 08 Escape route
- 09 Staff welfare

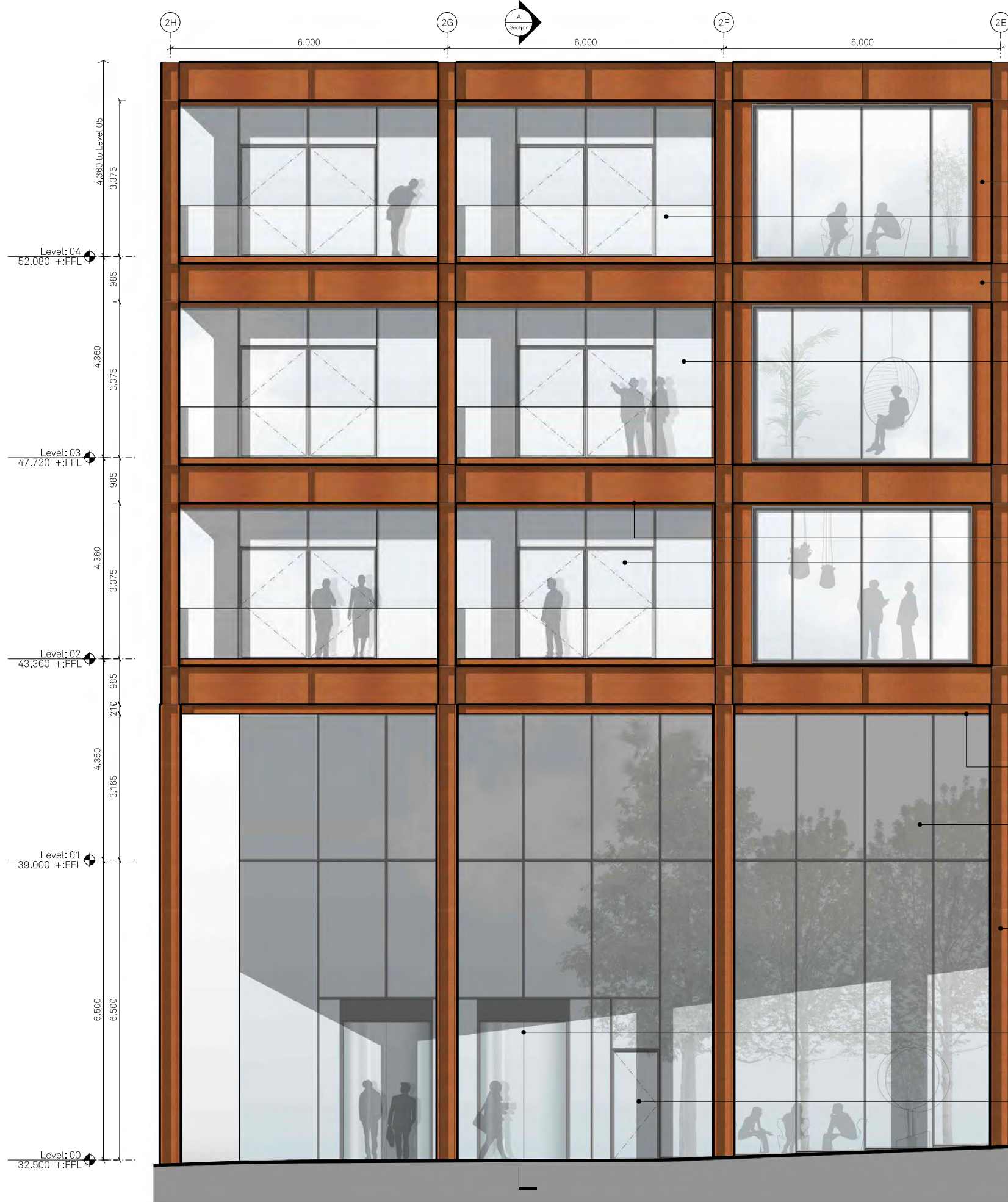
- 10 Post room
- 11 Refuse store
- 12 Commercial unit
- 13 Substation
- 14 Office
- 15 External balcony

- 16 External terrace
- 17 External plant area
- 18 Access terrace

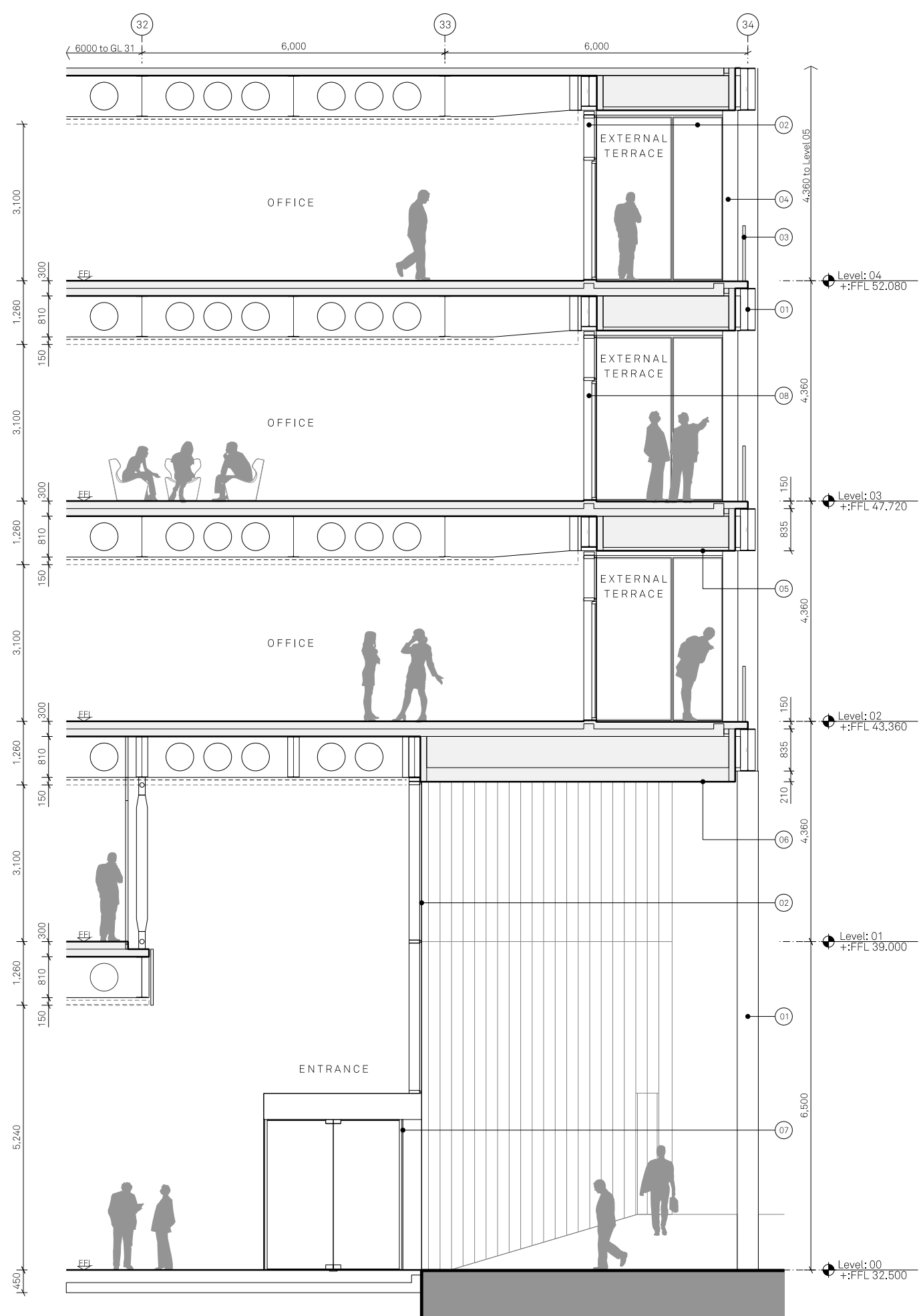
- 19 Lift overrun
- 20 Perimeter safety balustrade

Project Name:		Title:		Scale:	
One Medlock Street		Section CC		1:250 @ A1	
Client:	Owner:	Designer:	Planner:	Project:	Rev:
DK	MH	MH	Planning	100	C
Details:		Date:		Issued for Planning:	
C		07/10/22			



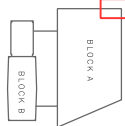


PARTIAL ELEVATION
River Street Entrance



SECTION AA
Entrance & External Balcony

Notes:



- MATERIALITY KEY:**
- 01 Exposed exoskeleton Corten steel structure. Visible bolted fixings to be colour matched to Corten
 - 02 Capless curtain walling system on a 1.5m module. Dark grey frames with clear glass
 - 03 Clear glass balustrade to external balconies and terraces
 - 04 Corten facade panel with no visible fixings
 - 05 Light grey PPC metal soffit to external balconies
 - 06 Corten finish to colonnade soffit
 - 07 Capless circle-slide glazed door set with pass door. Finish to match curtain walling system
 - 08 Glazed door set. Frame finish to match curtain walling system

Project Name:
One Medlock
Street

Drawn: DK
Checked: SF

Status:
Planning

Date:
03/11/22

Title:
Block A Bay Study 01,
River Street Entrance

Project:
100

Issued for Planning

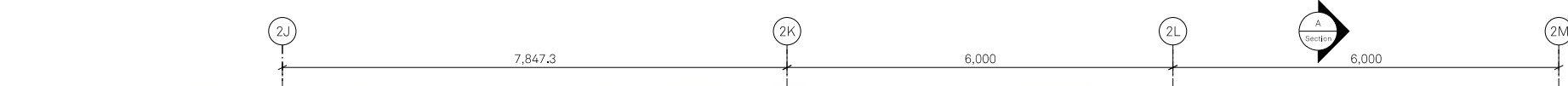
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Drawing No:
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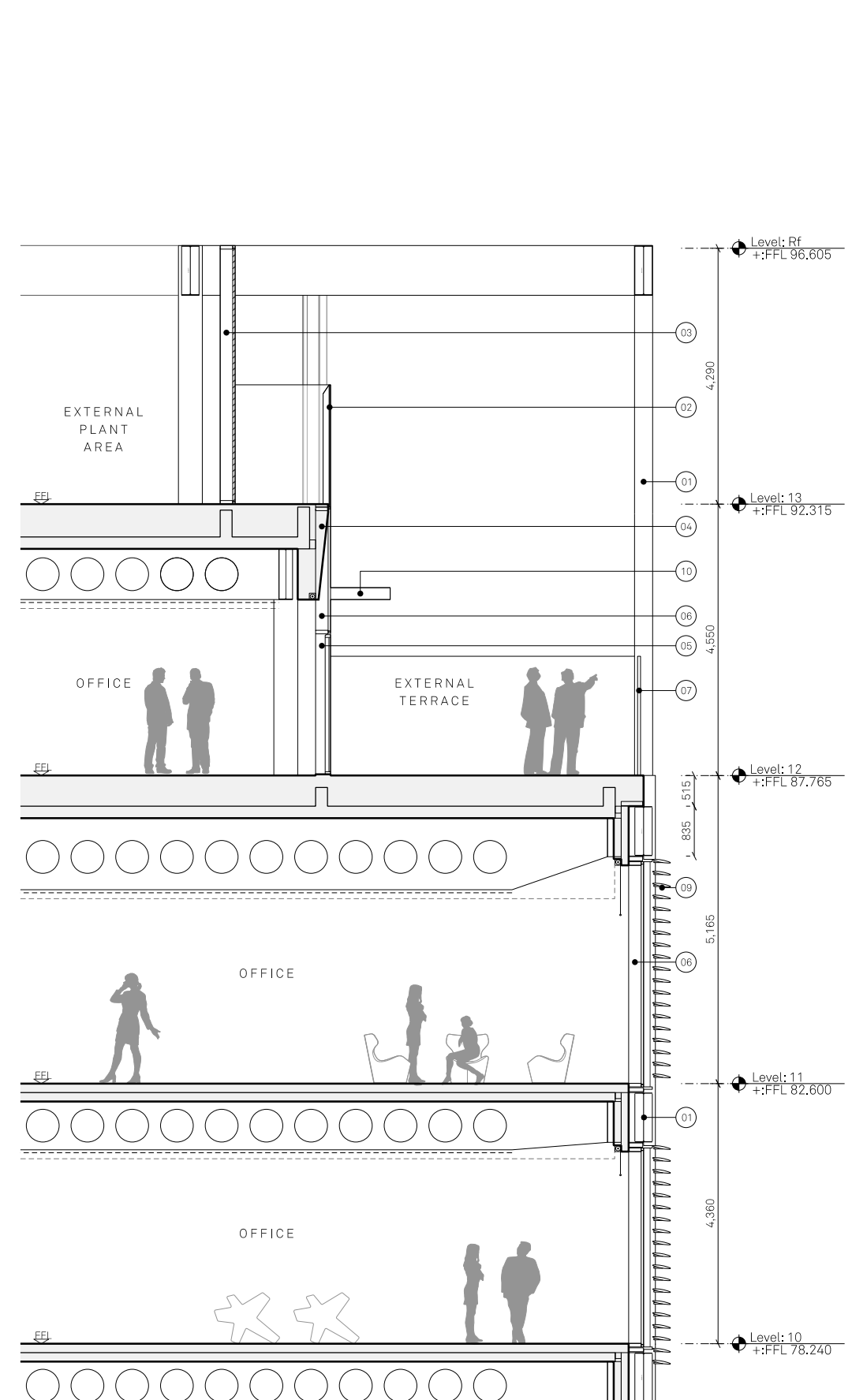
Rev:
C

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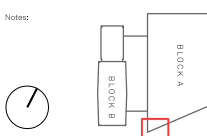


PARTIAL ELEVATION
Medlock Junction External Balcony



SECTION AA
Typical Floor With Louvre Shading & Roof Terrace

Notes:



- MATERIALITY KEY:**
- 01 Expressed exoskeleton Corten steel structure. Visible bolted fixings to be colour matched to Corten
 - 02 Continuation of capless curtain walling system on a 1.5m module to form balustrade at roof terrace level. Finish to match curtain walling system
 - 03 Dark grey PPC horizontal metal louvre rain defence system
 - 04 Recessed aluminium spandrel panel to hide floor and ceiling zone
 - 05 Glazed door set. Frame finish to match curtain walling system
 - 06 Capless curtain walling system on a 1.5m module. Dark grey frames with clear glass
 - 07 Clear glass balustrade to external balconies and terraces
 - 08 Corten facade panel with no visible fixings
 - 09 Anodised aluminium solar shading louvre blade
 - 10 Anodised aluminium solar shading louvre
 - 11 PPC metal balustrade

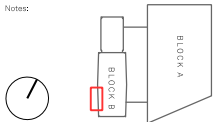
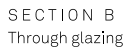
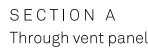
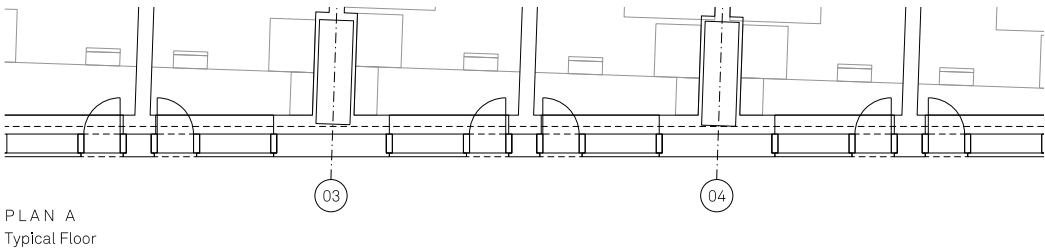
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Drawn:	DK	Checked:	SF	Status:	Planning
Project:	100	Drawing No:	_B2_10_4201	Rev:	C
Details:	C	03/11/22	Issued for Planning		

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MATERIALITY KEY:

- | | | | |
|---|---|---|---|
| <p>01 Anodised aluminium panel in capless unitised curtain wall system, 60% open perforations above desk height (775mm above FFL) in triangular pattern, Operable vent panels behind perforated areas in some locations, Light silver finish,</p> | <p>03 White coloured frit to glazing, pattern to match that of perforations in anodised aluminium panels,</p> | <p>05 Anodised aluminium panel in capless unitised curtain wall system, Full height 80% open perforations in triangular pattern, Operable vent panels behind perforated areas in some locations, Light silver finish,</p> | <p>07 Back painted glazing in a capless unitised curtain wall system, Dark grey PPC frames with light grey finish behind clear glazing,</p> |
| <p>02 Full height fixed glazing in a capless unitised curtain wall system, Dark grey PPC frames with clear glass,</p> | <p>04 Recessed PPC insulated metal spandrel panel behind glazing, masking floor construction</p> | <p>06 Anodised aluminium panel in capless unitised curtain wall system, Light silver finish,</p> | <p>08 Single door in capless unitised curtain wall system, Dark grey PPC frames with a light grey finish behind clear glazing,</p> |

Discussion

One Medlock
Street

Drawn: _____
Checked: _____

Drawn, checked,

HM MH

1104 10113

Details:

Title

Block B Bay Study 01
Long Tower Elevation

Stat

348

Pla

File

Cooler

5040.

1:50

Drawn

B1

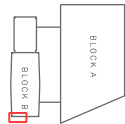
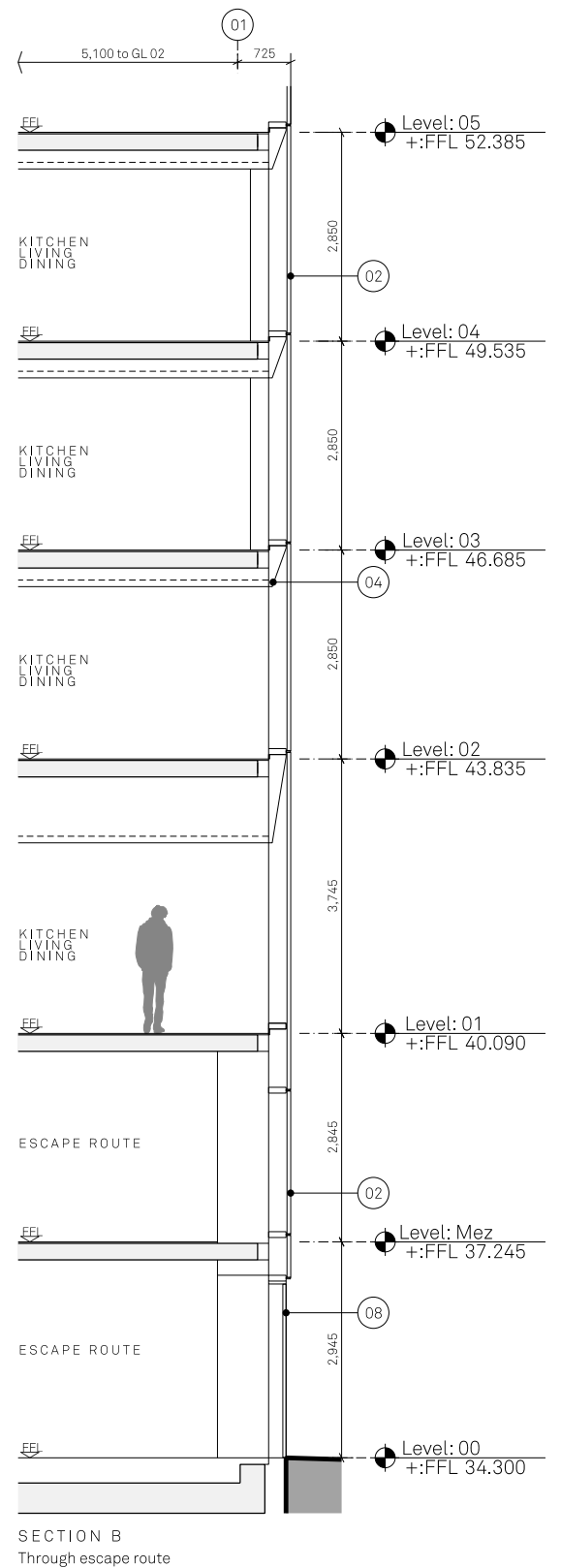
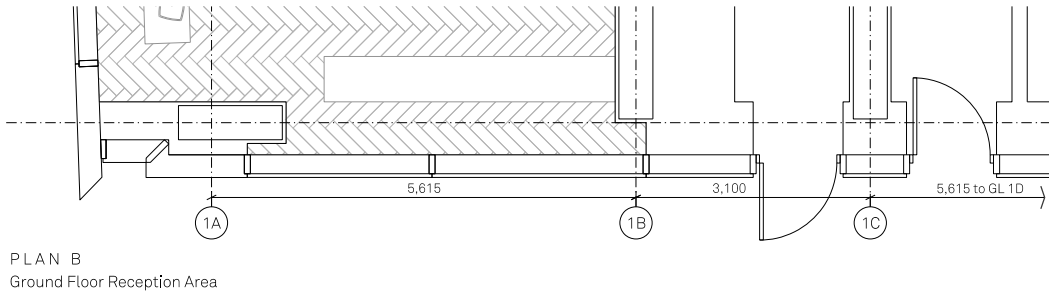
-01

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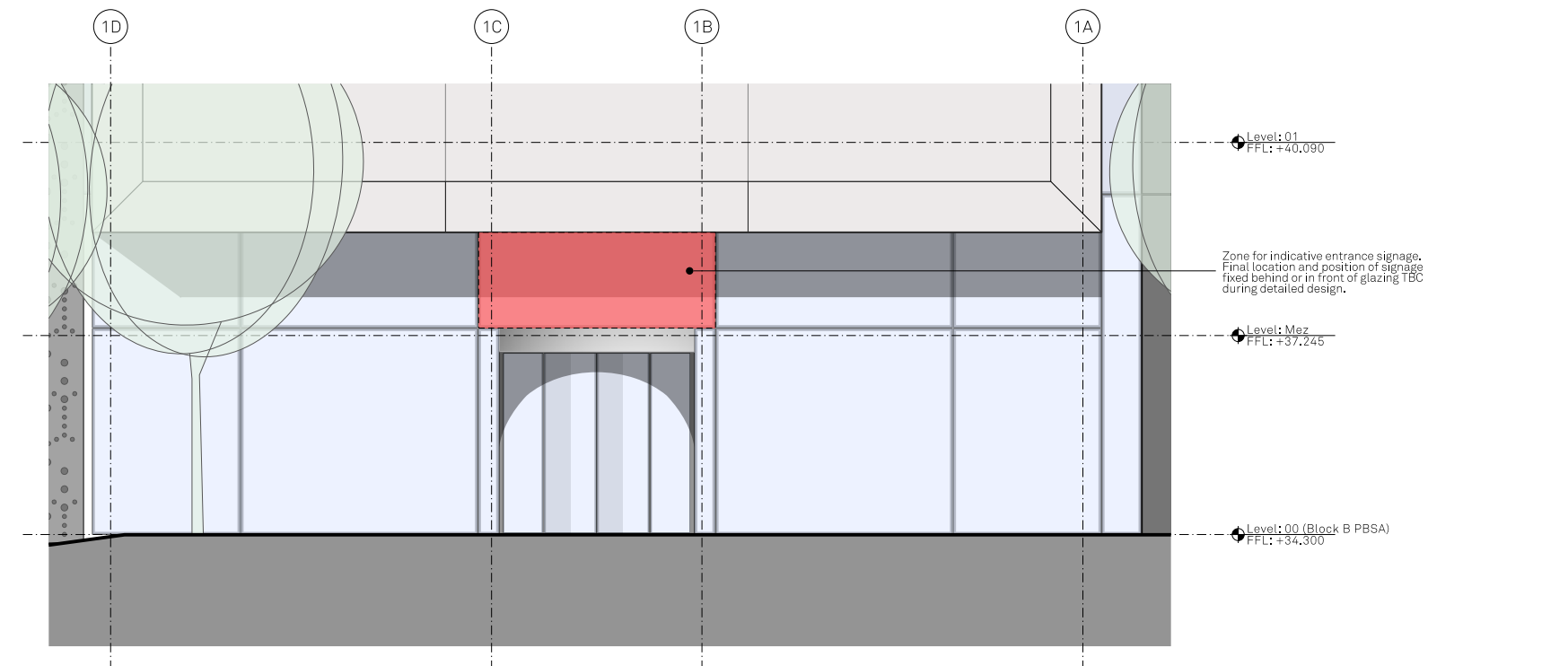
01 Anodised aluminium panel in capless unitised curtain wall system, 60% open perforations above desk height (775mm above FFL) in triangular pattern, Openable vent panels behind perforated areas in some locations. Light silver finish.	03 White coloured frit to glazing, pattern to match that of perforations in anodised aluminium panels.	05 Anodised aluminium panel in capless unitised curtain wall system, Full height 60% open perforations in triangular pattern, Openable vent panels behind perforated areas in some locations. Light silver finish.	07 Back painted glazing in a capless unitised curtain wall system, Dark grey PPC frames with light grey finish behind clear glazing.
02 Full height fixed glazing with black frit applied to outside face of glazing in a capless unitised curtain wall system, Dark grey PPC frames with clear glass.	04 Recessed PPC insulated metal spandrel panel behind glazing, masking floor construction	06 Anodised aluminium panel in capless unitised curtain wall system, Light silver finish.	08 Single door in capless unitised curtain wall system, Dark grey PPC frames with a light grey finish behind clear glazing.

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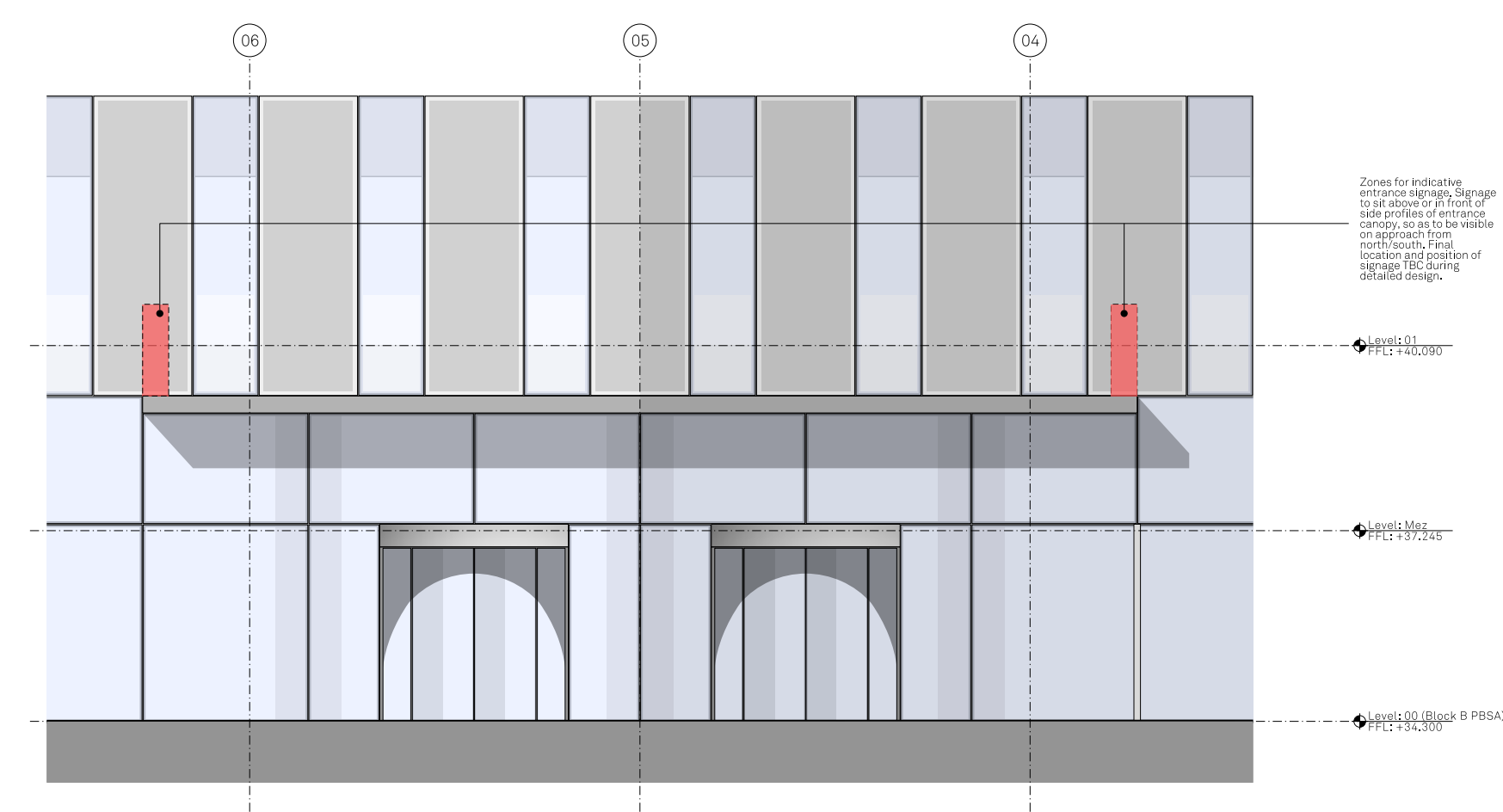
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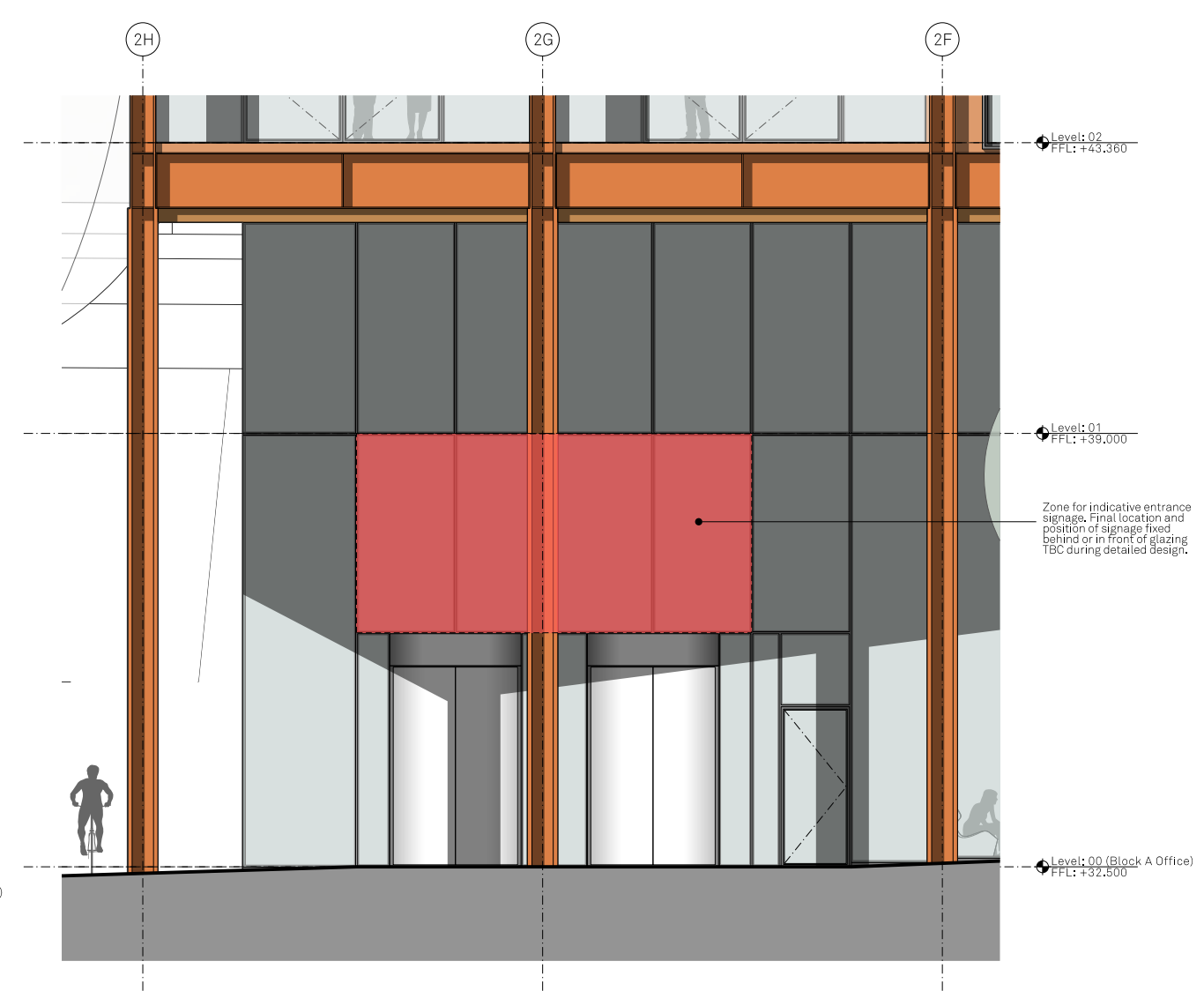
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ELEVATION AA
BLOCK B, NORTH FACADE
COMMUNITY SPACE ENTRANCE



ELEVATION BB
BLOCK B, WEST FACADE
STUDENT ACCOMMODATION ENTRANCE



ELEVATION CC
BLOCK A, NORTH FACADE
OFFICE ENTRANCE

Appendix Landscape Drawings



KEY

Application Boundary

HARDWORKS

LINEAR CONCRETE BLOCK
• Product: hydra lines or equal and approved.
• Colour: grey

LINEAR CONCRETE BLOCK TO VEHICULAR ZONE
• Product: hydra lines or equal and approved.
• Colour: Dark grey

ASPHALT
Fields: Coloured chippings
Location: To adopted carriageway

CONCRETE KERB TO ADOPTED STANDARD - UPSTAND & WIDTH VARIES

HAZARD WARNING PAVING
To pedestrian crossings and top and bottom of steps. Colour to contrast adjacent material

SOFTWORKS

SINGLE STEM, SEMI-MATURE TREES
4m high min at installation

MULTI-STEM TREES
4.5m high at installation planted into a raised (0.5m high)

TREE IN RAISED PLANTER
• Planter size: L4xW1.5m
• To form part of wind mitigation

SHRUB PLANTING
• Evergreen species

RAIN GARDEN PLANTING

FURNITURE

PROPOSED SEATING BENCH
• Subject to further design
• Single facing aspect

PROPOSED BOLLARD
• Bollards to provide definable line

CYCLE HOOPS
Quantity: 1bc

EXISTING ROAD LIGHTING COLUMN RETAINED

EXISTING LIGHTING MAST TO BE RELOCATED
• Future position to be confirmed

FEATURE STREET LIGHTING
• Subject to further design

RECESSED TREE GRILLES
• Trees in hard paving with 500mm aperture to tree trunk

LITTER BIN
• Subject to further design

ELECTRICAL CHARGING POINTS
• To back of parking bays to serve all parking bays along Edge Street

SUBSTATION
• Refer to architects drawings for details

WIND BAFFLES
• Subject to further design

P04	11.10.22	Coordination with wind mitigation	CB	RM
P03	07.10.22	Updated Key	EF	RM
P02	21.09.22	Updated Drawing	CB	RM
P01	10.08.22	First issue	SF	SF

Revision	Date	Description	Drawn	Apprvd.

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E: info@plant-ie.com W: plant-ie.com
MANCHESTER
2 Back Grafton St, Altrincham, WA14 1DY
T: 0161 928 9281
LONDON
Unit 6 Waterside, 44-48 Wharf Road, London, N1 7UX
T: 0207 253 5678
LIVERPOOL
No. 8 Princes Parade, Princes Dock, Liverpool, L3 1DL
T: 0151 705 6746

Client Premier Inn Hotels and Dominvs Group

Project One Medlock

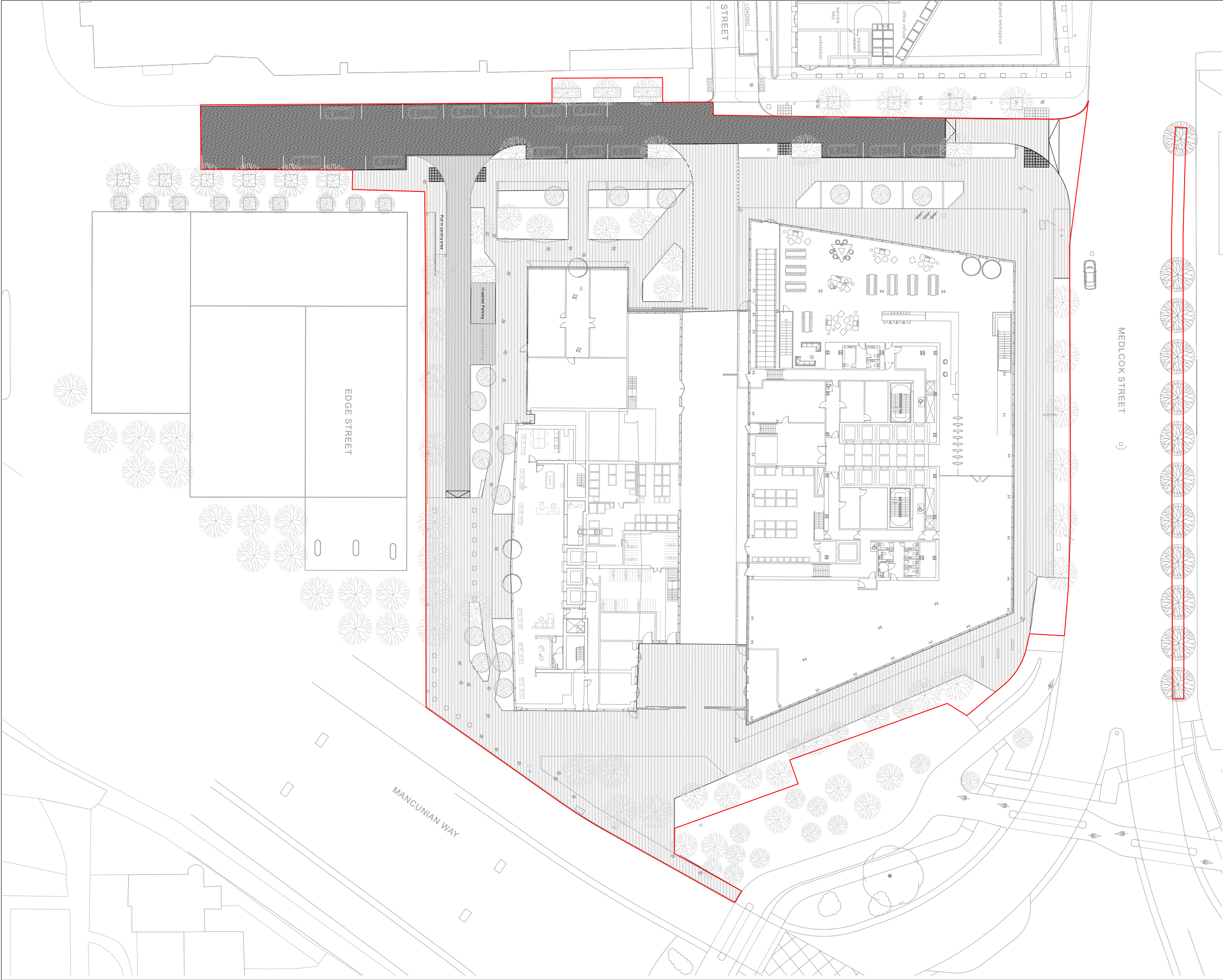
Drg Title Landscape Masterplan GA

Created on	Created by	Approved by
10-08-22	SF	SF

Scale	Size	Workstage
1:250	A1	Information

Drg No.	Suitability	Revision
2072-PLA-XX-XX-DR-L-0003	S1	P04

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KEY

Application Boundary

HARDWORKS

LINEAR CONCRETE BLOCK

Product: hydro lines or equal and approved.

Colour: grey

LINEAR CONCRETE BLOCK TO VEHICULAR ZONE

Product: hydro lines or equal and approved.

Colour: dark grey

ASPHALT

Finish: Coloured chippings

Location: To adopted carriageway

CONCRETE KERB TO ADOPTED STANDARD - UPSTAND & WIDTH VARIES

HAZARD WARNING PAVING

To pedestrian crossings and top and bottom of steps. Colour to contrast adjacent material

P03	11.10.11	Coordination with wind mitigation	CB	RM
P02	07.10.11	Drawing pack	CB	RM
P01	10.08.22	First issue	SF	SF

Revision	Date	Description	Drawn	Apprvd.
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E: info@plant-ie.comW: plant-ie.com

MANCHESTER

2 Back Grafton St., Altrincham, WA14 1DY

T: 0161 928 9281

LONDON

Unit 6 Waterside, 44-48 Wharf Road, London, N1 7UX

T: 0207 253 5678

LIVERPOOL

No. 8 Princes Parade, Princes Dock, Liverpool, L3 1DL

T: 0151 705 6746

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Drg TitleHardworks

Created on	Created by	Approved by
10-08-22	SF	SF

Scale	Size	Workstage
1:250	A1	Information

Drg No.	Suitability	Revision
2072-PLA-XX-XX-DR-L-1000	S1	P03



KEY

Application Boundary

SOFTWORKS

SINGLE STEM, SEMI-MATURE TREES
4m high min at installation

MULTI-STEM TREES
4.5m high at installation planted into a raised (0.5m high)

TREE IN RAISED PLANTER
Planter size: L4m/W1.5m
To form part of wind mitigation

SHRUB PLANTING
Evergreen species

RAIN GARDEN PLANTING

P04	11.10.22	Coordination with wind mitigation	CB	RM
P03	07.10.22	Updated Layout & Schedule	EF	RM
P02	28.09.22	Updated Schedule	CB	RM
P01	10.08.22	First issue	SF	SF

Revision	Date	Description	Drawn	Apprvd.
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Planit I.E. Limited
E: info@planit-ie.com W: planit-ie.com
MANCHESTER
2 Back Grafton St., Altrincham, WA14 1DY
T: 0161 928 9281
LONDON
Unit 6 Waterside, 44-48 Wharf Road, London, N1 7UX
T: 0207 253 5678
LIVERPOOL
No. 8 Princes Parade, Princes Dock, Liverpool, L3 1DL
T: 0151 705 6746

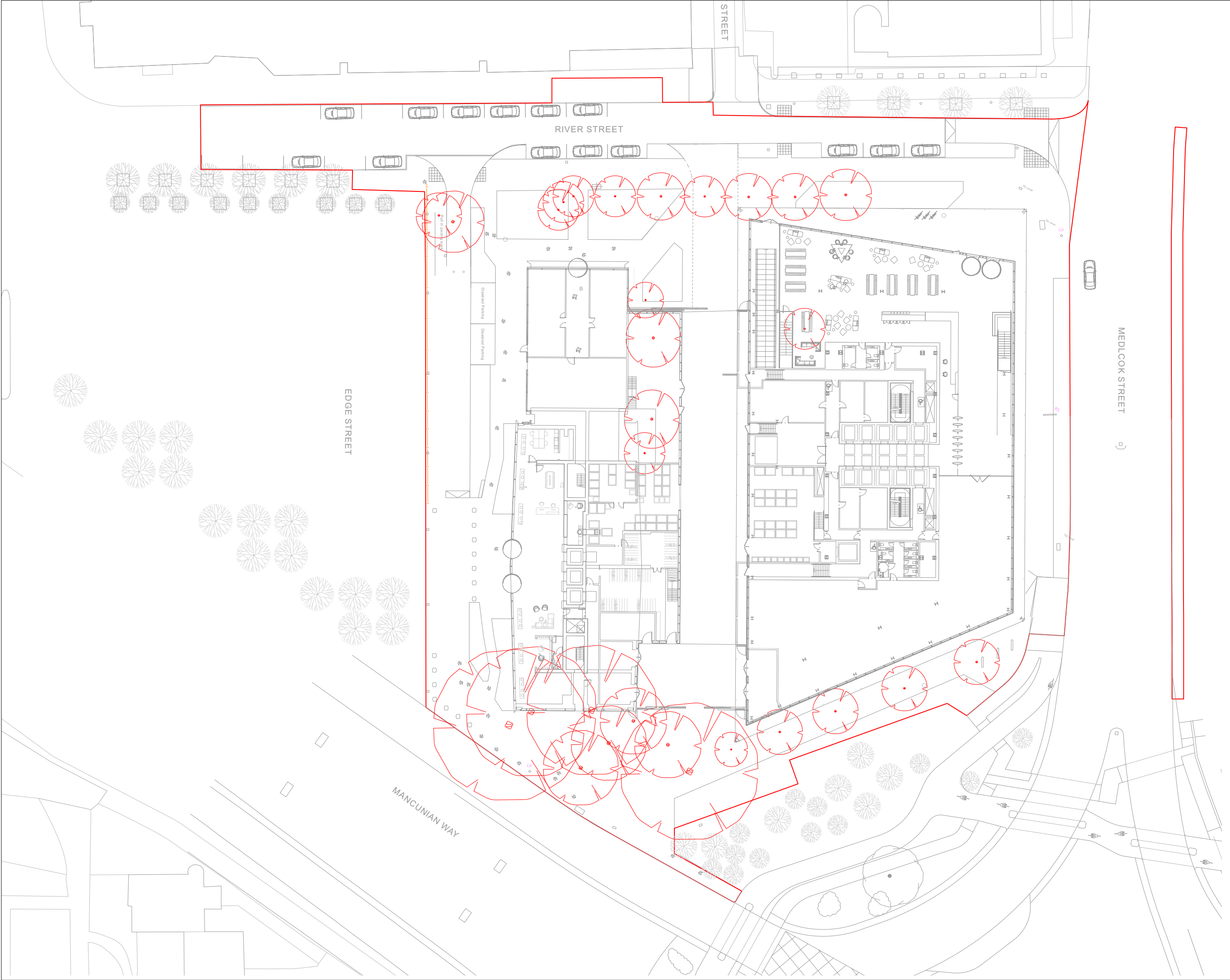
Client	Premier Inn Hotels and Dominvs Group
Project	One Medlock
Drg Title	Softworks

Created on	Created by	Approved by
10-08-22	SF	SF

Scale	Size	Workstage
1:250	A1	Information

Drg No.	Suitability	Revision
2072-PLA-XX-XX-DR-L-2000	S1	P04

TREES	Abbreviations	Species	Common name	Girth/Spacing	Height/Spread	Pot	Quantity	Notes
Multi-Stem Trees	Bj(ms)	<i>Betula utilis jacquemontii</i>	White-barked himalayan birch	Multi-stem	4.5m	Rootballed	17	4x; branched; 5 breaks
Clear-Stem Street Trees	Bj	<i>Betula utilis jacquemontii</i>	White-barked himalayan birch	30-35cm	8-10m	Rootballed	15	Semi-mature RB, 2m clear stem, underground guyed, 4-6xtransplanted
	Ls	<i>Liquidambar styraciflua</i>	Sweet gum	40-45cm	8-10m	Rootballed	10	5x; Semi-mature; clear stem minimum 200cm
	Qp	<i>Quercus palustris</i>	Pin oak	30-35cm	8-10m	Rootballed	6	4x; Semi-mature; clear stem minimum 200cm
	Tc	<i>Tilia cordata</i>	Small leaved lime	35-40cm	8-10m	Rootballed	13	Semi-mature RB, 2m clear stem, underground guyed, 4-6xtransplanted
	Pxa	<i>Platanus x acerifolia</i>	London Plane	35-40cm	8-10m	Rootballed	5	Semi-mature RB, 2m clear stem, underground guyed, 4-6xtransplanted
Evergreen Trees	Pn	<i>Pinus Nigra</i>	Austrian Pine	30-35cm	8-10m	Rootballed	6	Semi-mature RB, 2m clear stem, underground guyed, 4-6xtransplanted



KEY

Application Boundary

Existing trees to be removed to facilitate development

Trees Removed = 29

P01 28-01-21 First issue CB SF

Revision	Date	Description	Drawn	Apprvd.
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E: info@plantie.com W: plantie.com

MANCHESTER
2 Back Grafton St., Altrincham, WA14 1DY
T: 0161 928 9281

LONDON
Unit 6 Waterside, 44-48 Wharf Road, London, N1 7UX
T: 0207 253 5678

LIVERPOOL
No. 8 Princes Parade, Princes Dock, Liverpool, L3 1DL
T: 0151 705 6746

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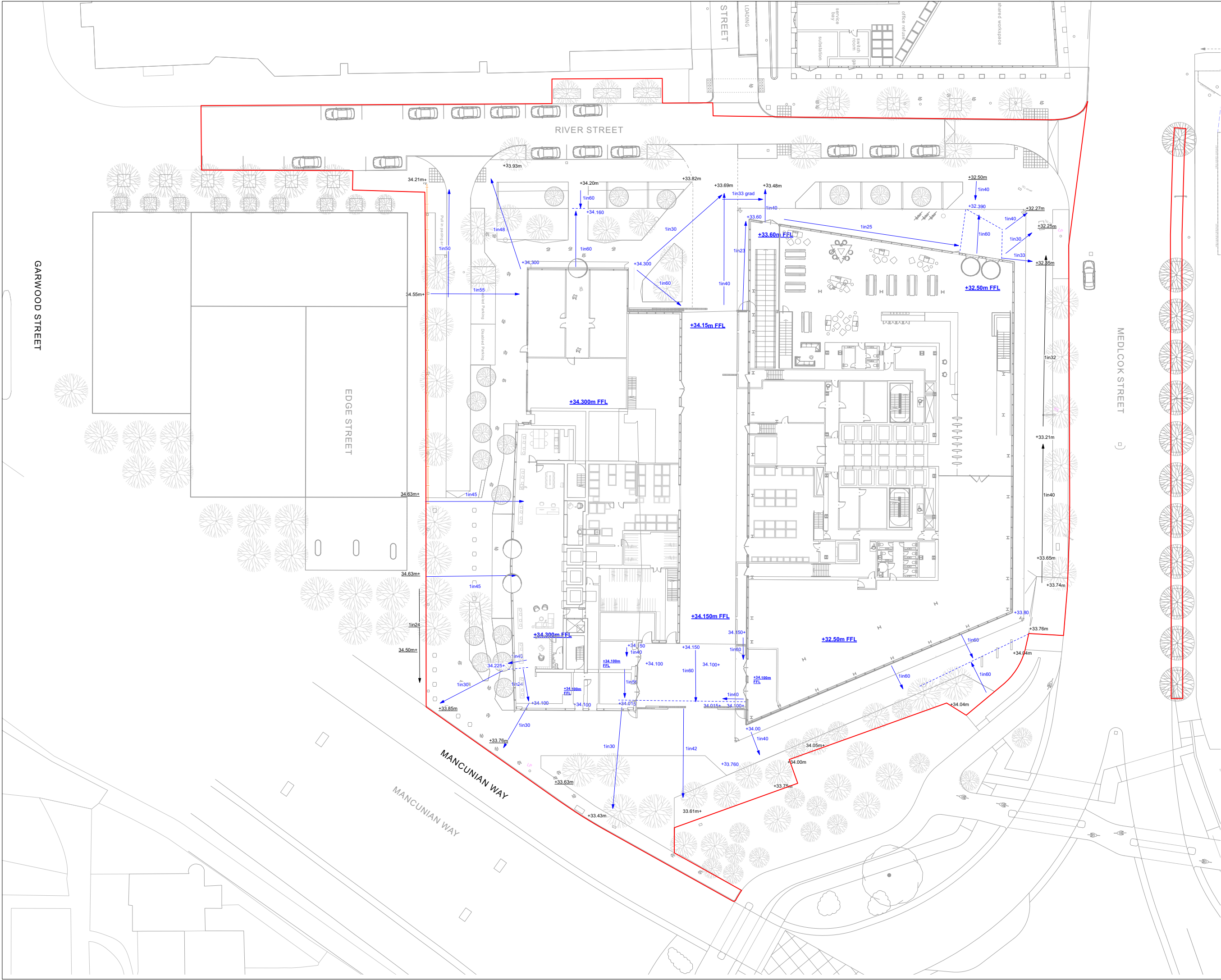
Project One Medlock

Drg Title Tree Removal Plan

Created on	Created by	Approved by
28-01-21	CB	SF

Scale	Size	Workstage
1:250	A1	Information

Drg No.	Suitability	Revision
2072-PLA-XX-XX-DR-L-0007	S1	P01



P02	07-10-22	Drawing pack	CB	RM
P01	28-01-21	First issue	CB	SF

Revision	Date	Description	Drawn	Apprvd.

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E: info@planit-ie.com W: planit-ie.com
MANCHESTER
2 Back Grafton St, Altrincham, WA14 1DY
T: 0161 928 9281
LONDON
Unit 6 Waterside, 44-48 Wharf Road, London, N1 7UX
T: 0207 253 5678
LIVERPOOL
No. 8 Princes Parade, Princes Dock, Liverpool, L3 1DL
T: 0151 705 6746

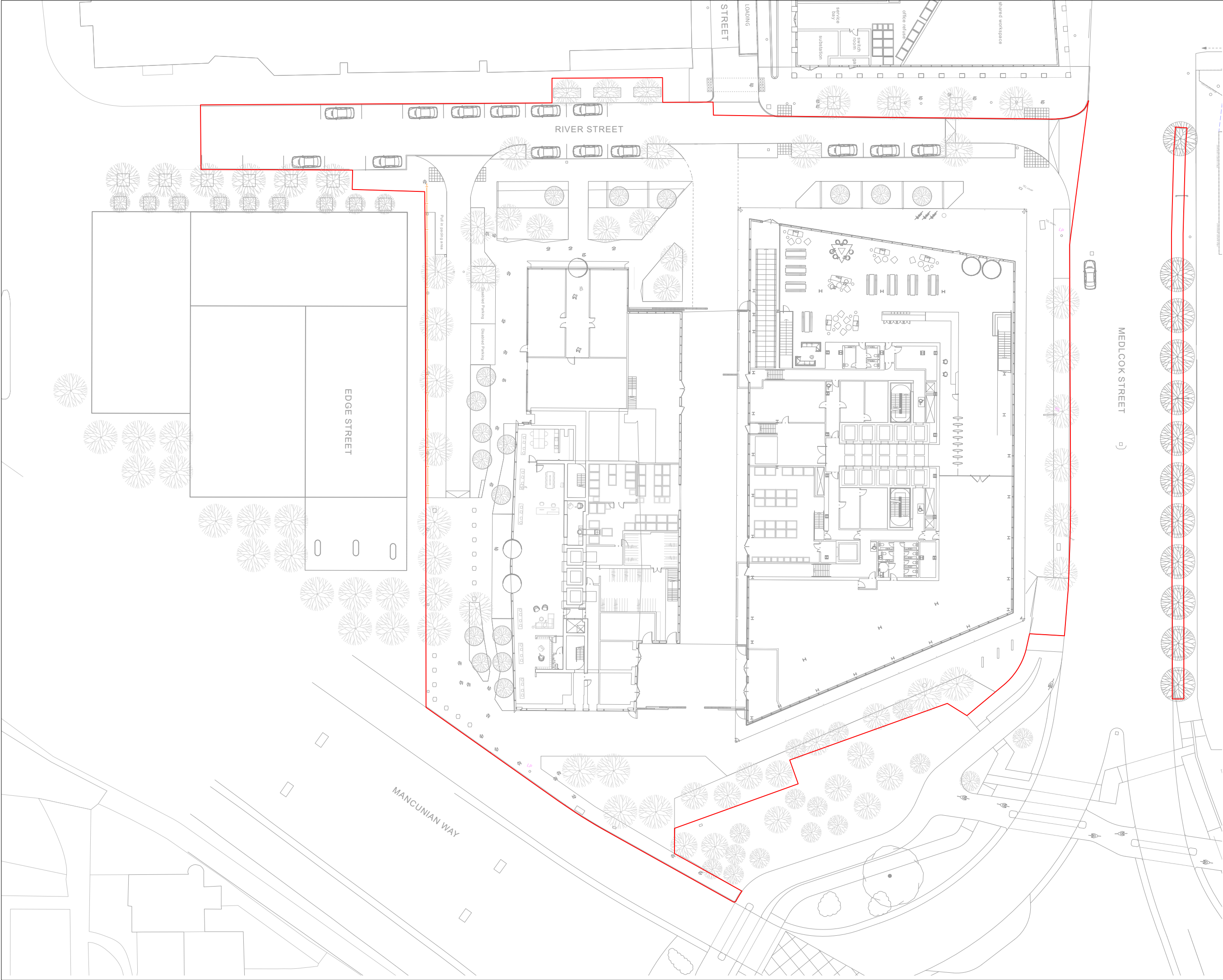
Client	Premier Inn Hotels and Dominvs Group
Project	One Medlock
Drg Title	Site Levels

Created on	Created by	Approved by
28-01-21	CB	SF

Scale	Size	Workstage
1:250	A1	Information

Drg No.	Suitability	Revision
2072-PLA-XX-XX-DR-L-0008	S1	P02

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KEY

Application Boundary

LEVELS & CONSTRAINTS

+32.47m SPOT LEVEL - Existing
Levels as per Topographic Survey

+32.45 SPOT LEVEL - Proposed

1m70 FALLS - Proposed

P02	07-10-22	Drawing pack	CB	RM
P01	28-01-21	First issue	CB	SF

Revision	Date	Description	Drawn	Apprvd.
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E: info@plantit-ie.com W: plantit-ie.com
MANCHESTER
2 Back Grafton St., Altrincham, WA14 1DY
T: 0161 928 9281
LONDON
Unit 6 Waterside, 44-48 Wharf Road, London, N1 7UX
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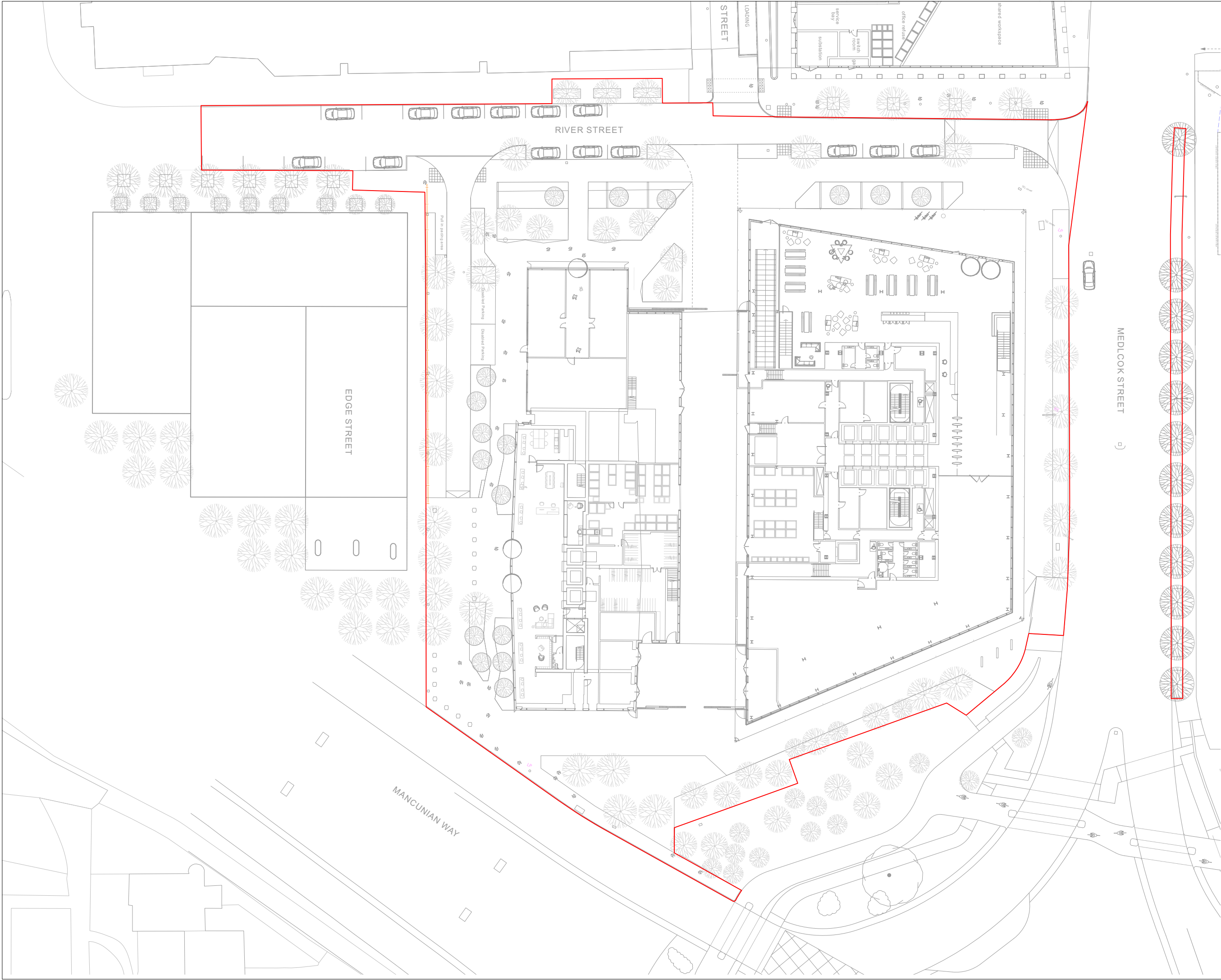
Project One Medlock

Drg Title Site Levels

Created on 28-01-21 Created by CB Approved by SF

Scale 1:250 Size A1 Workstage Information

Drg No. 2072-PLA-XX-XX-DR-L-0008 Suitability S1 Revision P02



KEY

Application Boundary

LEVELS & CONSTRAINTS

+32.47m

SPOT LEVEL - Existing
Levels as per Topographic Survey

+32.45

SPOT LEVEL - Proposed

1in70

FALLS - Proposed

P01	28-01-21	First issue	CB	SF
Revision	Date	Description	Drawn	Apprvd.

**Plantit I.E. Limited**
E: info@plantit-ie.com W: plantit-ie.com
MANCHESTER
2 Back Grafton St., Altrincham, WA14 1DY
T: 0161 928 9281
LONDON
Unit 6 Waterside, 44-48 Wharf Road, London, N1 7UX
T: 0207 253 5678
LIVERPOOL
No. 8 Princes Parade, Princes Dock, Liverpool, L3 1DL
T: 0151 705 6746

Client Dominvs Group / ASK

Project One Medlock

Drg Title Site Levels

Created on	Created by	Approved by
28-01-21	CB	SF

Scale	Size	Workstage
1:250	A1	Information

Drg No.	Suitability	Revision
2072-PLA-XX-XX-DR-L-0008	S1	P02



ONE MEDLOCK STREET
GREEN AND BLUE INFRASTRUCTURE STRATEGY

CONTENTS

DOCUMENT CONTROL

FILE NAME

2072-ID-000-09-02-GREEN BLUE STRATEGY RESPONSE

PREPARED BY (INITIALS)		
CB		
CHECKED BY (INITIALS)		
RM		
LANDSCAPE ARCHITECT	ARCHITECT	
PLANIT-IE	JON MATTHEWS ARCHITECTS	

1	PROJECT CONTEXT + POLICY	3 - 4
2	RESPONSE TO OBJECTIVE 1	5 - 6
3	RESPONSE TO OBJECTIVE 2	7
4	RESPONSE TO OBJECTIVE 3	8
5	RESPONSE TO OBJECTIVE 4	9

1. PROJECT CONTEXT + POLICY

SITE CONTEXT:

This page presents the proposals for One Medlock in relation to the wider vision as detailed in the Medlock Street Junction scheme, First St. SRF and One City Road Masterplan, identifying the key linkages and public realm spaces. The site is in a pivotal location within the SRF helping to connect regeneration areas and improving connectivity/experience for the local community.

A set of important overarching design drivers have developed for the site. We have ensured we constantly refer back to these and have followed them throughout the design process.

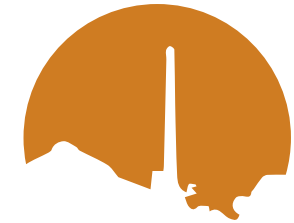
The concept for the public realm is to create a series of contemporary and distinctive spaces that draw upon the sites unique location within the city. Complementing the proposals within the wider First Street development and One City Road scheme.

When taken in the context of the proposed and emerging buildings together with the sustainable transport links, the external spaces will become both a destination and a stepping-stone to connect future commercial phases, leisure uses and existing residential areas within the locality.

Design quality and delivery is key in establishing the development proposals as a fundamental link in the wider emergence of First Street. The use of quality, robust and appropriate materials will create a vibrant landmark development with a strong identity.



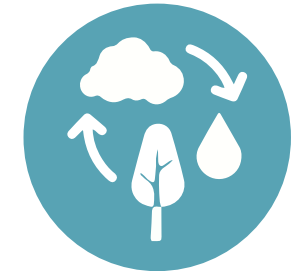
DESIGN DRIVERS



MAKE IT MANCHESTER



GREENING THE STREET



WATER MANAGEMENT



ACCESSIBLE FOR ALL

1.PROJECT CONTEXT + POLICY

LANDSCAPE GENERAL ARRANGEMENT:

The landscape scheme aims to deliver a series of high quality urban spaces and streets that wrap around and through the development. At the heart of the proposal are a series of linear rain gardens proposed along River Street that will incorporate sustainable drainage, tree planting and an ecologically diverse, climate tolerant planting scheme.

The linear gardens culminates in a new pocket greenspace along River Street, providing a green foreground to the artwork facade proposed to the development.

These proposals are aided by the narrowing of River Street road from a 9m wide road to 3.7m width. With reallocation of on-street car parking to maintain current parking numbers.

Semi-mature tree planting is proposed along Medlock Street, River Street, Edge Street and to the southern interface with the Mancunian Way and Medlock Junction, improving the pedestrian experience. Semi-mature trees will provide an instant setting for the development whilst contributing to the number of trees growing in the city.

All wind mitigation has been achieved through the introduction of tree planting across the scheme, supported by additional wind baffles to the South facing façade adjacent Medlock Street and Western facade adjacent the main entrance. Tree planting positions have been chosen as part of the street scene aspirations and fine tuned through wind studies to maximise there wind baffling abilities.

1. Pocket Greenspace
2. Rain Gardens
3. Narrowing of River Street and relocated parking
4. Narrowed junction to Edge Street
5. Edge Street greened with trees and planting
6. Servicing area with external substation
7. Existing grid pattern to adjacent scheme planting
8. Proposed continuation of grid tree planting on site
9. Relocating and rationalising tree planting to Medlock Junction to follow local precedent of trees planted on a grid format.
10. Widening of existing footpath to ensure safe pedestrian / cycle route from new Medlock Junction into the site and along Edge Street
11. Opportunity for street trees a to be introduced along Medlock Street.
12. Trees in planters forming part of the wind mitigation strategy.



Landscape General Arrangement (red line defines the extent of the proposals)

2. RESPONSE TO OBJECTIVE 1

OBJECTIVE: Improve the quality and function of existing green and blue Infrastructure to maximise the benefits it delivers

RELEVANT ACTION POINTS:

- 5 Trees and woodlands: effective and appropriate tree and woodland management and planting.
- 10 Health and wellbeing: deliver green infrastructure projects with a particular focus on improving health and wellbeing.

RESPONSE:

- 5 Tree species have been chosen which are appropriate and tolerant to the local conditions (climate resilient) and will provide a range of aesthetic and biodiversity benefits. The site will also have a high quality management and maintenance program for the public realm.
- 10 The site offers opportunities to be submersed in green space with flexible areas to stop, rest and interact. All of these elements can have a strong impact on peoples’ health and wellbeing and having access to these areas will be highly beneficial.



CHARACTER AREAS & KEY SPACES

Creating on clear definition of spaces as follows:

- > Gardens
- > River Street Parking
- > Rain Gardens
- > Edge Street
- > Medlock Street
- > Medlock Landscaping

2. RESPONSE TO OBJECTIVE 1

TREE PLANTING ON SITE:

The scheme in total has 72 trees to mitigate the loss of 29 during the demolition & construction process of the buildings and were chosen for their range of aesthetic and biodiversity benefits. Many of the species are climate resilient and/or water tolerant. The planting design has been a key consideration from the outset of the proposals, not only in the choice and size of species to reflect the planted trees within the adjacent schemes but to also ensure their successful establishment and long-term health and vigour.

The selection of the softworks and species is based around a number of design drivers:

- Semi-mature trees should demonstrate a range of form and seasonal interest, and be of an appropriate scale for the site.
- Planting species should include a high percentage of native species and consider other ecology benefits.
- Planting should include species that are safe to be included within a public environment.
- Planting species chosen should be easy to maintain.
- Planting should contribute to the ecological value of the proposals including pollinators, semi native varieties and those that attract insects or provide habitat.
- Shrub planting is to include high percentages of evergreen and semi evergreen species that will ensure structure and visual interest all year round.
- The soft landscape plays an important role in the management of surface water. These permeable areas reduce the amount of rainfall falling onto impermeable surfaces that would otherwise flow directly into the drains.
- Play a crucial role in the wind mitigation strategy.



● = Climate Resilient ● = Water Tolerant ● = Evergreen to Semi-evergreen ● = Semi-mature

TREES	Abbreviations	Species	Common name	Girth/Spacing	Height/Spread	Pot	Quantity	Notes
Multi-Stem Trees	Bj(ms)	<i>Betula utilis jacquemontii</i>	White-barked himalayan birch	Multi-stem	4.5m	Rootballed	17	4x; branched; 5 breaks
Clear-Stem Street Trees	Bj	<i>Betula utilis jacquemontii</i>	White-barked himalayan birch	30-35cm	8-10m	Rootballed	15	Semi-mature RB, 2m clear stem, underground guyed, 4-6transplanted
	Ls	<i>Liquidambar styraciflua</i>	Sweet gum	40-45cm	8-10m	Rootballed	10	5x; Semi-mature; clear stem minimum 200cm
	Qp	<i>Quercus palustris</i>	Pin oak	30-35cm	8-10m	Rootballed	6	4x; Semi-mature; clear stem minimum 200cm
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	Pxa	<i>Plantinus x acerifolia</i>	London Plane	35-40cm	8-10m	Rootballed	5	Semi-mature RB, 2m clear stem, underground guyed, 4-6transplanted
Evergreen Trees	Pn	<i>Pinus Nigra</i>	Austrian Pine	30-35cm	8-10m	Rootballed	6	Semi-mature RB, 2m clear stem, underground guyed, 4-6transplanted

3. RESPONSE TO OBJECTIVE 2

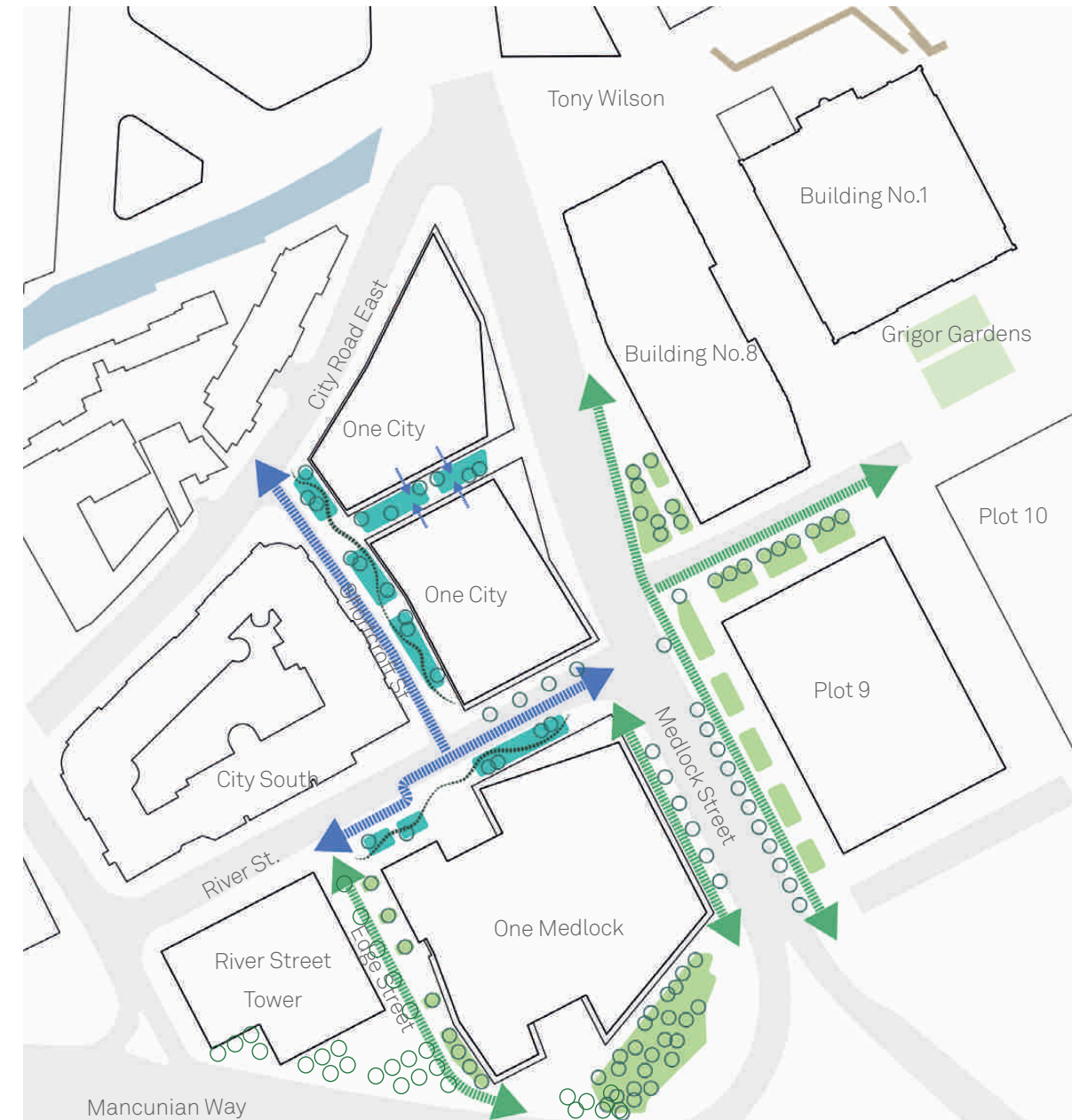
OBJECTIVE: Use appropriate green and blue infrastructure as a key component of new developments to help create successful neighbourhoods and support the city's growth.

RELEVANT ACTION POINTS:

- 1 Embed green infrastructure as part of residential developments.
- 2 Embed green infrastructure as part of city centre developments.
- 6 Establish temporary 'meanwhile' use on sites awaiting development

RESPONSE:

- 1 The One Medlock Street development has a range of green infrastructure. Tree planting, rain gardens & woodland type planting are woven throughout the design creating strong connections to wider green spaces. This creates green corridors that connect the development back into the city and wider neighbourhood providing a key space for local residents and users of the city centre.
- 2 The landscape scheme aims to deliver a series of high quality urban spaces and streets that wrap around and through the development. At the heart of the proposal are a series of linear rain gardens proposed along River Street that will incorporate sustainable drainage, tree planting and an ecologically diverse planting scheme. Semi-mature tree planting is proposed along Medlock Street, River Street, Edge Street and to the southern interface with the Mancunian Way and Medlock Junction to improve the pedestrian experience, provide an instant setting for the development and help increase the number of trees growing in the city.
- 6 This project is a phased development and therefore provides opportunities for the space to be utilised for temporary 'meanwhile' purposes at various points.



BLUE/GREEN INFRASTRUCTURE

- > Continuing the SUDs schemes from One City Road scheme
- > Actively draining surface water run off into the landscaping similar to Plot 9 and One City Road

4. RESPONSE TO OBJECTIVE 3

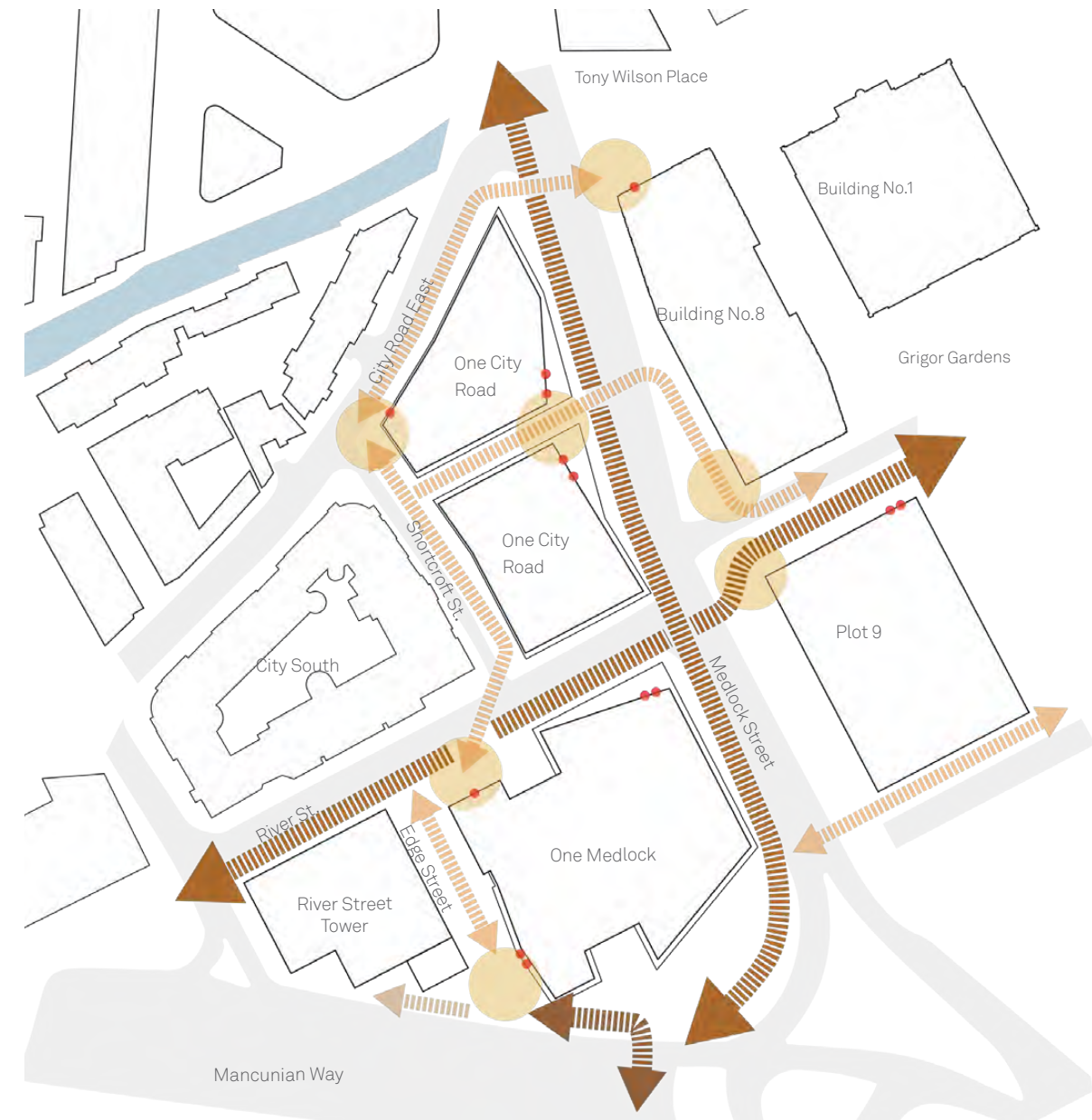
OBJECTIVE: Improve connectivity and accessibility to green and blue infrastructure within the city and beyond.

RELEVANT ACTION POINTS:

- 2 Green routes: greening transport routes (e.g. tramlines, footpaths, cycle routes, roads, rail corridors, disused railway lines) to encourage walking and cycling, reduce flood risk and provide attractive corridors for wildlife.
- 3 Work with neighbouring authorities to improve access and connectivity.
- 4 Use active and sustainable transport to access green infrastructure in the city and beyond.

RESPONSE:

- 2 Our proposals look to give greater priority to pedestrians, making the streets more accessible for people of all ages and levels of mobility. Improving navigation and increasing place-making opportunities through green spaces & streets will also create a better, safer & healthier environment for pedestrians day and night. When taken in the context of the proposed and emerging buildings together with the sustainable transport links, the external spaces will become both a destination and a stepping-stone to connect future commercial phases, leisure uses and existing residential areas within the locality.
- 3 The site is in a pivotal location within the SRF helping to connect regeneration areas and improving connectivity/experience for the local community. New pedestrian connections and an increase in the number of places where pedestrians can cross the road safely will be developed to connect the existing First Street and Medlock Street works.
- 4 Accessible routes have driven the design and are integrated into the landscape fabric. The site provides opportunities to extend the pedestrian links further into the city centre and south towards Hulme. The site also looks to connect directly into the newly installed cycle routes close by on Medlock Street Junction and links to nearby transport hubs. These attractive and accessible routes encourage walking and cycling throughout the site. Pedestrian orientated streetscapes will provide an improved environment for the local community, increasing permeability through the Plot via the opening up of Edge Street in particular.



CONNECTIONS

- › Establishing clear physical connections
- › Strengthening East - West movement
- › Reinforcing North - South route
- › Catering for desire lines

5. RESPONSE TO OBJECTIVE 4

OBJECTIVE: Improve and promote a wider understanding and awareness of the benefits that green and blue infrastructure provides to residents, the economy and the local environment.

RELEVANT ACTION POINTS:

- 6 Raise the profile of Manchester as an attractive place to live with access to high quality green infrastructure within and beyond the city.

RESPONSE:

- 6 The site is located on one of the major gateways into the city centre (Medlock Junction) and therefore will form part of a visitors first impressions when entering the city centre from this point who might be considering relocating to Manchester. Design quality and delivery is key in establishing the development proposals as a fundamental link in the wider emergence of First Street. The use of quality, robust and appropriate materials will create a vibrant landmark development with a strong identity helping to promote Manchester as an attractive place to live.





MANCHESTER

2 Back Grafton Street
Altrincham,
WA14 1DY
+44 (0)161 928 9281

LONDON

Waterside, 44-48 Wharf Road
London,
N1 7UX
+44 (0)207 253 5678

LIVERPOOL

Tempest 5.3, 12 Tithebarn Street,
Liverpool,
L2 2DT
+44 (0)151 363 1230

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